

**TWO RIVERS NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

JUNE 17, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33604

Two Rivers North Community Development District

Agenda Page 2

Board of Supervisors

Carlos de la Ossa, Chair
Nicholas Dister, Vice-Chairman
Thomas Spence, Assistant Secretary
Kelly Evans, Assistant Secretary
Ryan Zook, Assistant Secretary

District Staff

Brian Lamb, District Manager
Jayna Cooper, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Arturo Gandarilla, Field Manager
Jessy Perez, Onsite Manager

Regular Meetings Agenda

Tuesday, June 17, 2025, at 11:00 a.m.

The Regular Meetings of Two Rivers North Community Development District will be held on **June 17, 2025, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638**. For those who intend to call in below is the Teams link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

Microsoft Teams meeting: [Join the meeting now](#)

Meeting ID: 297 982 188 241

Call in (audio only) +1 646-838-1601

Passcode: Yz3RiT

Phone Conference ID: 769 240 715#

All cellular phones and pagers must be turned off during the meeting.

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

3. BUSINESS ITEMS

- A. Consideration of Resolution 2025-05; Authorizing Spending Authority for District Manager and Chair of the Board
- B. Consideration of Amenity Center Agreement
- C. Consideration of Pool Monitor Proposals from Signal

4. CONSENT AGENDA

- A. Approval of Minutes of the May 20, 2025 Meeting
- B. Consideration of Operation and Maintenance Expenditures May 2025
- C. Acceptance of the Financials and Approval of the Check Register for May 2025
- D. Ratification of A1 Tree Replacement Job #120757
- E. Ratification of A2 Amenity Center Mulch Job #120664
- F. Ratification of MR Property Solutions Sidewalk Repairs
- G. Ratification of FCG Marketing Estimate 1683 Pool Temp Close Sign

5. BUILDER REQUESTS AND COMMENTS

6. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager
 - i. Community Inspection Reports

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

The next Meeting is scheduled for Tuesday, July 15, 2025 at 11:00 a.m.

Third Order of Business

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AUTHORIZATION TO PAY INVOICES FOR WORK PREVIOUSLY APPROVED; AUTHORIZING THE CHAIR OR VICE-CHAIR OF THE BOARD OF SUPERVISORS AND THE DISTRICT MANAGER TO ENTER INTO CONTRACTS AND DISBURSE FUNDS FOR PAYMENT OF CERTAIN EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR THE REPEAL OF PRIOR SPENDING AUTHORIZATIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Two Rivers North Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes;

WHEREAS, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) typically meets monthly to conduct the business of the District, including approval of proposals, authorizing the entering into of agreements or contracts, and authorizing the payment of District operating and maintenance expenses;

WHEREAS, the Board contracted with the District Manager to timely pay the District’s vendors and perform other management functions;

WHEREAS, the Board desires to confirm that the District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board and such payments do not need to be approved by the Board prior to payment;

WHEREAS, the Board recognizes that certain time sensitive, emergency issues, or routine matters may arise from time to time that require approval outside of regular monthly meetings;

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, the Board has determined that it is in the best interests of the District, and is necessary for the efficient administration of District operations; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities, to authorize limited spending authority to the Chair (or Vice-Chair if the Chair is unavailable) of the Board and the District Manager between regular monthly meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Authorization to Pay Invoices for Work Previously Approved.** The District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board in accordance with such contracts and such payments do not need to be approved by the Board prior to payment nor do they need to be re-approved by the Board at a future meeting.
2. **Limited Spending Authorization.** The Board hereby authorizes the individuals stated below to exercise their judgment to enter into contracts and disburse funds up to the amounts stated below, without prior Board approval for expenses that (1) are required to provide for the health, safety, and welfare of the residents within the District or (2) remedy an unforeseen disruption in services relating to the District's facilities or assets and such disruption would result in significantly higher expenses unless the contract is entered into immediately.
 - a. The District Manager (if Chair is unavailable) may authorize such expenses up to \$5,000.00 per proposal/event.
 - b. The Chair (or Vice-Chair if the Chair is unavailable) may individually authorize such expenses up to \$10,000.00 per proposal/event.
 - c. Only for emergency situations where there was first an attempt to hold an emergency meeting but quorum could not be established within 48 hours, the District Manager and Chair (or Vice-Chair if the Chair is unavailable) may jointly authorize such expenses up to \$15,000.00 per proposal/event.
3. **Ratification of Spending Authorization at Future Meeting.** Any payment made pursuant to this Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification under the Check Run Summary.
4. **Repeal of Prior Spending Authorizations.** All prior spending authorizations approved by resolution or motion of the Board are hereby repealed.
5. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

Passed and adopted on June 17, 2025.

Attest:

**Two Rivers North
Community Development District**

Name: _____
Title: Secretary/Assistant Secretary

Name: Carlos de la Ossa
Title: Chair of the Board of Supervisors

Recreation Amenity Use Agreement

This Recreation Amenity Use Agreement (this “**Agreement**”) is made and entered into as of _____, 2025, by and between the **Two Rivers North Community Development District (“North CDD”)** and the **Two Rivers West Community Development District (“West CDD”)** (collectively the “**Districts**”, both being local units of special-purpose governments established pursuant to Chapter 190, Florida Statutes.

Background Information

WHEREAS, North CDD and West CDD both have been granted the power to operate public facilities, parks, and recreational facilities for district residents and the general public pursuant to Section 190.012(2)(a), Florida Statutes, and their respective enabling ordinances; and

WHEREAS, North CDD and West CDD have been granted the power to cooperate with, or contract with, other governmental agencies as may be necessary, convenient, incidental, or proper in connection with any of their authorized powers pursuant to Section 190.011(12), Florida Statutes, and their respective enabling ordinances; and

WHEREAS, North CDD owns and operates community amenities within its boundaries, including two clubhouses, two swimming pools, restroom facilities, playgrounds, etc. (the “**Recreation Amenities**”); and

WHEREAS, West CDD is a newer community and has not yet completed construction of its amenities; and

WHEREAS, North CDD and West CDD desire to allow the residents of West CDD to be able to use the Recreation Amenities located within North CDD for a reasonable fee, subject to the terms stated herein; and

WHEREAS, the parties desire to enter into this Agreement to permit residents of West CDD to enjoy the Recreation Amenities of North CDD, provide for collection of user fees, and incorporate other terms related to such infrastructure as described in this Agreement.

NOW THEREFORE, based upon good and valuable consideration and mutual covenants of the parties hereinafter recited, it is agreed as follows:

1. **Recitals.** The foregoing recitals are true and correct and are hereby incorporated into this Agreement by this reference and are hereby adopted as a material part of this Agreement for all purposes.
2. **User Fee Amount.** Any residents of West CDD wishing to use the Recreation Amenities shall pay an annual fee to North CDD (“**User Fee**”), which shall be calculated by North CDD and represent a fair and equitable cost for use of the Recreation Amenities. The User Fee may be revised by North CDD on an annual basis to account for changes in the capital improvements, construction, and/or operation and maintenance costs of the Recreation Amenities.
3. **Term.** The initial term of this Agreement shall be for one (1) year from the date of this Agreement. At the end of the initial term, this Agreement shall automatically renew for the same term and contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.

4. **Termination.** Either party may terminate this Agreement with or without cause upon not less than thirty (30) days advance written notice to the other party.
5. **Relationship.** The parties to this Agreement are not partners, joint ventures, employees, or agents of the other party, and no one party shall have the authority to bind the other party. Neither party shall have the right to make any contract or commitments for, or on behalf of, the other party without the prior written approval of the other party.
6. **Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties.
7. **Governmental Disputes.** Any disputes between North CDD and West CDD with respect to this Agreement shall be resolved in accordance with the Florida Governmental Conflict Resolution Act as outlined in Chapter 164, Florida Statutes.
8. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in Pasco County, Florida.
9. **Enforcement of Agreement.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance. In the event either party is required to enforce this Agreement or any provision hereof by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.
10. **Public Records.** The parties understand and agree that all documents of any kind provided in connection with this Agreement may be considered public records in accordance with Florida law.
11. **Sovereign Immunity.** The parties agree that nothing in this Agreement shall constitute or be construed as a waiver of either North CDD's or West CDD's limitations on liability contained in Section 768.28, Florida Statutes, or other statutes or law.
12. **Waiver.** No waiver by any party of another party's breach of any term, covenant, or condition contained in this Agreement shall be deemed to be a waiver of any subsequent breach of the same or any other term, covenant, or condition of this Agreement.
13. **Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
14. **Authority to Execute.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.
15. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which

when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

16. Severability. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

17. Notice. Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

To North CDD:
c/o Inframark
2005 Pan Am Circle Suite 300
Tampa, FL 33607
Attn: Jayna Cooper
Jayna.Cooper@Inframark.com

To West CDD:
c/o Inframark
2005 Pan Am Circle Suite 300
Tampa, FL 33607
Attn: Jayna Cooper
Jayna.Cooper@Inframark.com

18. Entire Agreement. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

IN WITNESS WHEREOF, the parties have entered into this Agreement as of the date first set forth above.

**Two Rivers North Community
Development District**

**Two Rivers West Community
Development District**

Name: Carlos de la Ossa
Title: Chair of the Board of Supervisors

Name: Carlos de la Ossa
Title: Chair of the Board of Supervisors

Recreation Amenity Use Agreement

This Recreation Amenity Use Agreement (this “**Agreement**”) is made and entered into as of _____, 2025, by and between the **Two Rivers North Community Development District (“North CDD”)** and the **Two Rivers East Community Development District (“East CDD”)** (collectively the “**Districts**”, both being local units of special-purpose governments established pursuant to Chapter 190, Florida Statutes.

Background Information

WHEREAS, North CDD and East CDD both have been granted the power to operate public facilities, parks, and recreational facilities for district residents and the general public pursuant to Section 190.012(2)(a), Florida Statutes, and their respective enabling ordinances; and

WHEREAS, North CDD and East CDD have been granted the power to cooperate with, or contract with, other governmental agencies as may be necessary, convenient, incidental, or proper in connection with any of their authorized powers pursuant to Section 190.011(12), Florida Statutes, and their respective enabling ordinances; and

WHEREAS, North CDD owns and operates community amenities within its boundaries, including two clubhouses, two swimming pools, restroom facilities, playgrounds, etc. (the “**Recreation Amenities**”); and

WHEREAS, East CDD is a newer community and has not yet completed construction of its amenities; and

WHEREAS, North CDD and East CDD desire to allow the residents of East CDD to be able to use the Recreation Amenities located within North CDD for a reasonable fee, subject to the terms stated herein; and

WHEREAS, the parties desire to enter into this Agreement to permit residents of East CDD to enjoy the Recreation Amenities of North CDD, provide for collection of user fees, and incorporate other terms related to such infrastructure as described in this Agreement.

NOW THEREFORE, based upon good and valuable consideration and mutual covenants of the parties hereinafter recited, it is agreed as follows:

1. **Recitals.** The foregoing recitals are true and correct and are hereby incorporated into this Agreement by this reference and are hereby adopted as a material part of this Agreement for all purposes.
2. **User Fee Amount.** Any residents of East CDD wishing to use the Recreation Amenities shall pay an annual fee to North CDD (“**User Fee**”), which shall be calculated by North CDD and represent a fair and equitable cost for use of the Recreation Amenities. The User Fee may be revised by North CDD on an annual basis to account for changes in the capital improvements, construction, and/or operation and maintenance costs of the Recreation Amenities.
3. **Term.** The initial term of this Agreement shall be for one (1) year from the date of this Agreement. At the end of the initial term, this Agreement shall automatically renew for the same term and contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.

4. **Termination.** Either party may terminate this Agreement with or without cause upon not less than thirty (30) days advance written notice to the other party.
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14. **Authority to Execute.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.
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when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

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Tampa, FL 33607
Attn: Jayna Cooper
Jayna.Cooper@Inframark.com

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2005 Pan Am Circle Suite 300
Tampa, FL 33607
Attn: Jayna Cooper
Jayna.Cooper@Inframark.com

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IN WITNESS WHEREOF, the parties have entered into this Agreement as of the date first set forth above.

**Two Rivers North Community
Development District**

**Two Rivers East Community
Development District**

Name: Carlos de la Ossa
Title: Chair of the Board of Supervisors

Name: Carlos de la Ossa
Title: Chair of the Board of Supervisors

Northwater at Two Rivers North

PREPARED BY

Tina Scroggins
tinas@teamsignal.com

PREPARED FOR

Jesenia perez
jesenia.perez@inframark.com

PROPOSAL



Signal 88, LLC ("Contractor")
3880 S 149th Street, Suite 102
Omaha, NE 68144
Phone: 877.498.8494
Fax: 402.502.2078

Serviced By: Tier 1 Operations LLC ("Service Provider")
10500 University Center Dr
Suite 140
Tampa, FL 33612
Tina Scroggins
Phone: 813-476-1083 x 212
Email: tinas@teamsignal.com
License Number(s): B1200049

Proposal Date: 2025-05-30
Good Through: 2025-05-30
Service Dates: 2025-05-31 - 2025-09-01

Security Location
Northwater at Two Rivers North
Jesenia perez
2689 Widewater Way
Zephyrhills, FL 33541
Phone: +13524678439
Email: jesenia.perez@inframark.com

Bill To
Northwater at Two Rivers North
Jesenia perez
2689 Widewater Way
Zephyrhills, FL 33541
Phone: +13524678439
Email: jesenia.perez@inframark.com

Management Company: Inframark Management
Payment Terms: Net 15

Standard Services	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Week Total	Total
Dedicated Officer I	0	0	0	0	0	8	8	16	\$510.08

Taxes are subject to change based upon jurisdiction.

ALL payments are processed through the corporate office. Payments are to be sent to: PO Box 8246 Omaha, NE 68108

Services	\$510.08
Taxes (7%)	\$35.71
Weekly Total	\$545.79

Holidays: 1.5x Regular Rate
New Year's Day, Martin Luther King Day, President's Day, Easter, Memorial Day, Juneteenth, July 4th, Labor Day, Columbus Day, Veteran's Day, Thanksgiving Day, Christmas Day
Description of Services

This proposal reflects services including 16 on-site dedicated hours per week. On-site dedicated hours will be scheduled as follows: 11:30am - 7:30pm Sat-Sun

Services include monitoring property for specific concerns such as:
-Loitering
-Trespassing
-Vandalism
-Theft

Officers will be well trained and dressed in Signal uniforms with 3M Reflective lettering. Unlimited alert & alarm calls will be included at no additional charge during dedicated hours. Residents will be provided the Signal dispatch number to contact our central command center where a "live" person will be available for assistance.

All features of our proprietary software, Signal Edge, are included at no additional cost. Features include but are not limited to: Geo-fencing, electronic clock in/out, NFC checkpoint system, GPS tracking, live-time digital reporting with pictures, video, and historical database with searchability, incident analytics, and many more.

AGREEMENT

By signing this contract, you are agreeing to the description of services herein and as listed in the "Security-Services Agreement Terms and Conditions" and promise to remit payment based on the above listed terms. "Security-Services Agreement Terms and Conditions" can be found at the following web address, https://teamsignalapps.com/proposal_form/proposals/terms_and_conditions.php?id=proposal-fe115228f45ae3bca812c6da5823fbc4-1667012552

Client Signer Block (First/Last Name)

I, , have read and agree to the aforementioned terms and contract details.

Client	Date	Title
<input type="text"/>	<input type="text" value="05/14/2025"/>	<input type="text"/>

Signal Signer Block

I, _____, have read and agree to the aforementioned terms and contract details.

Signal Signature

Date

Title

Childers at Two Rivers North

PREPARED BY

Tina Scroggins
tinas@teamsignal.com

PREPARED FOR

Jesenia perez
jesenia.perez@inframark.com



The Freedom of Feeling Secure

The vision of Signal Security is to provide a full suite of world-class and industry-leading security services for residential, commercial, retail and institutional customers because, quite simply, we believe safety is a basic human right and need.

The promise of Signal Security is to provide customized security services so that individuals, businesses, neighborhoods and communities can pursue their passions in life openly, freely and joyfully. Without the freedom of feeling secure, our passions cannot be fully enjoyed.

This peace of mind comes from our proven philosophy and process.



Security Services

Dedicated Services

When you need a consistent security presence at your facility, turn to our team to create peace of mind for your employees, customers, tenants and others. We provide our clientele with highly trained, highly visible, and highly effective coverage at businesses of any size. Our Dedicated Services are designed to efficiently meet your needs with our professional security personnel.

Our security personnel selection process is first-rate, establishing higher standards in an industry that desperately needs them. Every security officer candidate undergoes an extensive interview process and background investigation, which includes a criminal history check and immediate and ongoing drug testing. Our officers are given consistent opportunities to continue their professional development with additional training coursework.

PROPOSAL



Signal 88, LLC ("Contractor")
3880 S 149th Street, Suite 102
Omaha, NE 68144
Phone: 877.498.8494
Fax: 402.502.2078

Served By: Tier 1 Operations LLC ("Service Provider")
10500 University Center Dr
Suite 140
Tampa, FL 33612
Tina Scroggins
Phone: 813-476-1083 x 212
Email: tinas@teamsignal.com
License Number(s): B1200049

Proposal Date: 2025-05-30
Good Through: 2025-05-30

Service Dates: 2025-05-31 - 2025-09-01

Security Location
Childers at Two Rivers North
Jesenia perez
1990 Lanier Rd
Zephyrhills, FL 33541
Phone: +13524678439
Email: jesenia.perez@inframark.com

Bill To
Childers at Two Rivers North
Jesenia perez
1990 Lanier Rd
Zephyrhills, FL 33541
Phone: +13524678439
Email: jesenia.perez@inframark.com

Management Company: Inframark Management
Payment Terms: Net 15

Standard Services	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Week Total	Total
Dedicated Officer I	0	0	0	0	0	8	8	16	\$510.08
Taxes are subject to change based upon jurisdiction.								Services	\$510.08
ALL payments are processed through the corporate office. Payments are to be sent to: PO Box 8246 Omaha, NE 68108								Taxes (7%)	\$35.71
								Weekly Total	\$545.79

Holidays: 1.5x Regular Rate
New Year's Day, Martin Luther King Day, President's Day, Easter, Memorial Day, Juneteenth, July 4th, Labor Day, Columbus Day, Veteran's Day, Thanksgiving Day, Christmas Day

Description of Services

This proposal reflects services including 16 on-site dedicated hours per week. On-site dedicated hours will be scheduled as follows: 11:30am - 7:30pm Sat-Sun

Services include monitoring property for specific concerns such as:

- Loitering
- Trespassing
- Vandalism
- Theft

Officers will be well trained and dressed in Signal uniforms with 3M Reflective lettering. Unlimited alert & alarm calls will be included at no additional charge during dedicated hours. Residents will be provided the Signal dispatch number to contact our central command center where a "live" person will be available for assistance.

All features of our proprietary software, Signal Edge, are included at no additional cost. Features include but are not limited to: Geo-fencing, electronic clock in/out, NFC checkpoint system, GPS tracking, live-time digital reporting with pictures, video, and historical database with searchability, incident analytics, and many more.

SECURITY-SERVICES AGREEMENT

TERMS AND CONDITIONS

1. **Services to Be Performed.** Contractor shall furnish the following Services, if such be indicated on the first page of this Agreement, subject to the terms and conditions herein.
 - A. **Community-Based Roving Patrol Tours.** If so indicated on the first page of this Agreement, Contractor shall perform Community-Based Roving Patrol Tours, which shall consist of roving vehicle patrols of Customer's Location(s), manned by unarmed uniformed security officers, performed in accordance with the times, Location(s), and frequencies specified on the first page of this Agreement. Officers performing such tours shall (i) evaluate the Location(s) for criminal activity, vandalism, disorderly conduct, loitering or other nuisance behavior, lighting conditions and sprinkler operations; (ii) enforce parking and other of Customer's regulations for use of the Location(s); and (iii) conduct random foot patrols to check gates, doors, windows, or lights at Customer's Location(s).
 - B. **Community-Based Dedicated Roving Patrol Tours.** If so indicated on the first page of this Agreement, Contractor shall provide Community-Based Dedicated Roving Patrol Tours, which shall consist of Community-Based Roving Patrol Tours described above, dedicated exclusively to the Location(s) specified on the first page of this Agreement.
 - C. **Armed Dedicated Roving Patrol Tours.** If so indicated on the first page of this Agreement, Contractor shall provide Armed Dedicated Roving Patrol Tours, which shall consist of the services described as Community-Based Dedicated Roving Patrol Tours above, but shall be performed by armed law enforcement personnel or licensed and trained armed civilian security officers.
 - D. **Dedicated Community-Based Security Services.** If so indicated on the first page of this Agreement, Contractor shall provide Dedicated Community-Based Security Services, which shall consist of having unarmed uniformed officers manning security desks designated by Customer and conducting camera patrols via closed circuit television, if applicable, and/or foot patrols, in order to monitor the perimeter of the Location(s). The officers shall also provide escorts for employees, tenants, and customers as requested; conduct interior and exterior lighting and sprinkler assessments; respond to alarms; enforce parking and other of Customer's regulations for use of the Location(s); and use reasonable efforts to ban and bar individuals from the premises as directed by Customer.
 - E. **Dedicated Armed Security Services.** If so indicated on the first page of this Agreement, Contractor shall provide Dedicated Armed Security Services, which shall consist of the Dedicated Community-Based Security Services described above, but shall be performed by armed law enforcement personnel or licensed and trained civilian security officers.
 - F. For all Services indicated on the first page of this Agreement, Contractor shall (i) regularly post activity reports, noting the name of the security guard posting the report, the time of the report, the Location(s) patrolled, and any unusual incidents or hazardous conditions observed; (ii) provide Customer with secure access to such reports; and (iii) cooperate with investigations concerning incidents of criminal activity, provided that Customer shall compensate Contractor for time spent by Contractor with respect to such investigations, at the rates on the first page of this Agreement. All posted activity reports will be kept on file with Contractor for at least five years, but may thereafter be destroyed. Customer may request copies of such reports at any time before the expiration of such period and may arrange the delivery of such reports, at Customer's sole cost and expense.
 - G. If an incident occurs requiring the Customer's immediate attention, Contractor shall notify Customer as soon as practicable after learning of the incident by calling the Emergency Contact listed on the first page of this Agreement or such other persons as Customer may from time to time designate in writing to Contractor.
2. **Delegation of Services.** Contractor will delegate the performance of some or all of the Services to one or more of its franchisees, including without limitation the Service Provider(s) listed on the first page of this Agreement. Contractor's franchisees may likewise delegate the performance of Services. In the event that the Services contemplated in the Agreement are delegated to a Service Provider, such Service Provider is not executing the Agreement on behalf of the Contractor and the Service Provider's signature is confirmation that such Services to be provided under the Agreement have been delegated to the Service Provider pursuant to Section 2.
3. **Security Standards.** Contractor agrees that the Services covered by this Agreement shall be performed in accordance with generally accepted security practices and standards in the industry.
4. **Duties of Customer.** In support of the Services to be provided under this Agreement, Customer shall, at its expense, make adequate provision for the following: (i) advising Contractor of any and all hazards at the Location(s) and dangerous activities being conducted at the Location(s); (ii) maintaining the Location(s) free from unreasonable hazards and unreasonably dangerous activities; and (iii) providing training to all of Customer's employees and contractors as to the nature of Contractor's operations at the Location(s) and as to such other matters as may be reasonably requested by Contractor and/or necessary in order to allow Contractor to perform the Services.
5. **Payment.** For the Services Contractor provides hereunder, Customer agrees to pay Contractor according to the rates set forth on the first page of this Agreement. Contractor shall submit an invoice to Customer according to the schedule selected on the first page of this Agreement, but no less often than monthly. Customer shall remit payment in full for each invoice within fifteen (15) days after the date of such invoice. In the event that Customer should fail to make payment in full of any invoice when due, the amount due under such invoice shall bear interest at the rate of one and one-half percent (1 1/2 %) per month, or the highest rate allowed by law, whichever is less. Customer shall be liable to Contractor for all costs of enforcing the terms of this Agreement, including but not limited to attorney's fees.
6. **Price Changes and Fuel Surcharges.** Contractor may increase prices for Services or impose a fuel surcharge from time to time by giving notice to the Customer either in writing or by notation on a statement of account. If it objects to the changed price or fuel surcharge, Customer shall notify the Contractor in writing within thirty (30) days after the date of first notification of the change or surcharge. In the absence of such objection, the price change shall be deemed accepted by the Customer and shall be considered by the parties as a binding modification to this Agreement, and this Agreement, as so modified, shall remain in full force and effect. If the Customer timely objects, then the Contractor reserves the right to continue this Agreement in full force and effect without any price changes or fuel surcharge.
7. **Term.** The term of this Agreement shall commence on the Start Date, and shall continue until the End Date, unless sooner terminated pursuant to Section 8 of this Agreement.
8. **Termination, Remedies.**
 - A. This Agreement may be terminated by either party at any time in the event of a breach or a failure to comply with any covenant, term, or condition of this Agreement, but only after the non-breaching party has provided written notice of such breach or failure to comply and the same remains uncured for (i) fifteen (15) days after the non-breaching party gives such notice in the event of nonpayment of amounts due hereunder, or (ii) thirty (30) days after non-breaching party gives such notice in the event of any other breach hereunder.
 - B. Either party may terminate this Agreement for any reason upon providing a written thirty (30) days' notice to the other party.
 - C. In the event that Customer (i) should breach Section 4 of this Agreement; (ii) should breach any other covenant or obligation hereunder (other than failure to pay amounts due hereunder) and should fail to cure any such breach within fifteen (15) days after the non-breaching party gives notice of said breach; or (iii) should fail to pay any amounts it owes Contractor within thirty (30) days after the applicable invoice date, then Contractor may, in addition to any other remedy it may have by contract, at law or in equity, immediately cease performing Services hereunder.
9. **Insurance.**
 - A. Contractor shall maintain at all times during the term of this Agreement general liability insurance in occurrence from covering its activities hereunder with an insurance company or companies qualified to write such insurance in the state of Service Provider, with limits of not less than One Million Dollars (\$1,000,000.00) per occurrence and Three Million Dollars (\$3,000,000.00) in the aggregate. Customer shall be named as an additional insured under each such policy. Copies of all such policies of insurance (or Certificates therefore) maintained by Contractor shall be delivered to Customer upon Customer's request.
 - B. Customer shall maintain at all times during the term hereof general liability insurance in occurrence form with an insurance company or companies qualified to write such insurance in the state(s) where the Location or Locations, as the case may be, are located, with limits not less than One Million Dollars (\$1,000,000) per occurrence and Three Million Dollars (\$3,000,000) in the aggregate. Contractor shall be named as an additional insured under each such policy. Copies of all such policies of insurance (or Certificates therefore) maintained by Customer hereunder shall be delivered to Contractor immediately upon issuance by the insurer.
 - C. All policies of insurance required to be maintained by a party hereunder shall be renewed (and policies or certificates, together with evidence of payment of premiums, delivered to the other party immediately upon issuance by the insurer) at least thirty (30) days prior to the respective expiration dates of such policies.
 - D. All of a party's policies of insurance described in Section 9 of this Agreement shall contain an endorsement requiring the insurer to give notice to the other party at least thirty (30) days prior to any cancellation, termination or amendment of the insurance policy.
10. **Cooperation in the Event of a Claim.** In the event that either party becomes aware of any alleged claim of injury or damage arising out of the performance of the Services, such party shall give the other party written notice within two (2) business days thereafter, stating the details of the incident sufficient to identify, if possible, the persons involved, the location and circumstances of the incident, and the names, addresses, and telephone numbers of available witnesses. Failure to provide such notice in a timely manner shall not result in liability to the party obligated to provide notice, except to the extent that such failure results in damage to the party entitled to receive such notice. The parties shall cooperate with one another in good faith in the handling of such claims, including any lawsuits or other proceedings, and in enforcing any right of contribution or indemnity.
11. **Limitation of Liability.** In no event shall either party be liable for any special, consequential, incidental, punitive, or exemplary damages or losses of any kind whatsoever arising out of this Agreement or the performance of the services, regardless of the theory of recovery, even if such party has been advised of the possibility of such loss or damage or if such loss could have been reasonably foreseen.
12. **Non-Solicitation.** During the term of this Agreement and for a period of one year thereafter, Customer shall not directly or indirectly entice, encourage or make any offer to employ, to hire, or to contract with: (i) any current employee, agent, franchisee, or employee or agent of any franchisee of Contractor; or (ii) any person who acted as an employee, agent, franchisee, or employee or agent of any franchisee of Contractor within the prior year.
13. **Confidentiality.** The parties acknowledge and agree that they may receive certain confidential information from the other party, including without limitation, the programs, protocols, business or strategic plans of the other party, and will also possess information relating to this Agreement, including but not limited to the compensation paid to Contractor hereunder (collectively, "Confidential Information"). The receiving party shall not at any time disclose the Confidential Information to any person, firm, partnership, corporation or other entity (other than employees, lenders, professional advisors, franchisees and subcontractors of the receiving party having a need to access the Confidential Information) for any reason whatsoever. Each party shall take actions necessary to ensure that its employees, lenders, professional advisors, franchisees and subcontractors having access to the Confidential Information do not disclose the Confidential Information. Confidential Information shall not include information which (i) was in the receiving party's possession prior to disclosure, (ii) is hereafter independently developed by the receiving party, (iii) lawfully comes into the possession of the receiving party, or (iv) is now or subsequently becomes, through no act or failure to act by the receiving party, part of the public domain. This Section 13 shall survive for a period of five (5) years from the expiration or termination of this Agreement.
14. **Representations and Warranties.** Each party covenants and warrants to the other that: (i) it is an entity duly formed, validly existing and in good standing under the laws of its jurisdiction of formation, (ii) it has the power and capacity to enter into, execute and perform its obligations under this Agreement in accordance with the terms and provisions hereof, and (iii) the execution and

delivery of this Agreement have been duly authorized by all proper corporate action.

15. **Entire Agreement.** This Agreement shall constitute the entire agreement between the parties dealing with the subject matter hereof, and any prior understanding or representation of any kind preceding the date of this Agreement and dealing with the same subject matter shall not be binding upon either party, except to the extent incorporated in this Agreement.
16. **Modification of Agreement.** Except as provided in Section 6 herein, any modification of this Agreement or additional obligation assumed by either party in connection with this Agreement shall be binding only if placed in writing and signed by each party or an authorized representative of each party.
17. **No Waiver.** Waiver of any provision of this Agreement or the performance or enforcement thereof shall not constitute a continuing waiver of such provision or a waiver of any other provision of this Agreement. Any such waiver must be in writing duly signed by the waiving party to be effective.
18. **Independent Contractors.** The parties acknowledge that Contractor, its employees and subcontractors, and its franchisees and their employees and subcontractors are independent contractors providing Services to Customer, and nothing herein shall be deemed to constitute or be construed as making Contractor, its employees, or its franchisees or their employees to be agents or employees of the Customer.
19. **Binding Effect.** This Agreement shall bind and inure to the benefit of the respective heirs, personal representatives, successors, and assigns of the parties.
20. **Governing Law.** This Agreement shall be governed by, construed, and enforced in accordance with the laws of Nebraska, without regard to its conflict of laws rules. Contractor and Customer agree that any cause of action or litigation arising out of this Agreement shall be filed exclusively in federal or state court in Douglas County, Nebraska, and Contractor and Customer irrevocably consent to the jurisdiction of such courts. If a Service Provider initiates an action against Client and Contractor is not a party to such action, Service Provider may bring the action or litigation arising out of the Agreement in the federal or state court that is located closest to Service Provider's current office address.
21. **Severability.** The invalidity of any portion of this Agreement will not and shall not be deemed to affect the validity of any other provision. If any provision of this Agreement is held to be invalid, the parties agree that the remaining provisions shall be deemed to be in full force and effect as if they had been executed by both parties subsequent to the expungement of the invalid provision.
22. **Notices.** Any and all notices provided for herein shall be sufficient if given in writing and hand-delivered or sent by facsimile (with electronic confirmation), registered mail or certified mail to the address set forth for the applicable party on the first page of this Agreement, or such other address as a party may deliver to the other party in writing. Notice given by hand delivery shall be deemed given when delivered. Notice given by facsimile shall be deemed given on the next business day after such notice is sent. Notice given by registered or certified mail shall be deemed given on the third (3rd) day after such notice is sent.
23. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, however all of which together shall constitute but one and the same instrument.
24. **Survival.** Sections 5, 11, 12, 13, 14, 18, 19, 20, 21, 22, 23, and 25 shall survive the expiration or termination of this Agreement.
25. **Force Majeure.** No party shall be liable for delays, nor defaults due to Acts of God or the public enemy, acts of war or terrorism, riots, strikes, fires, explosions, accidents, governmental actions of any kind or any other causes of a similar character beyond its control and without its fault or negligence.
26. **Assignment.** Except as otherwise provided herein, the rights of each party under this Agreement are personal to that party and may not be assigned or transferred to any other person, firm, corporation, or other entity without the prior, express, and written consent of the other party, which consent will not be unreasonably withheld.
27. **Headings.** The titles to the Sections of this Agreement are solely for the convenience of the parties and shall not be used to explain, modify, simplify, or aid in the interpretation of the provisions of this Agreement.

Client Signer Block (First/Last Name)

I, , have read and agree to the aforementioned terms and contract details.

Client

Date

Title

05/14/2025

Sign

Signal Signer Block

I, _____, have read and agree to the aforementioned terms and contract details.

Signal Signature

Date

Title

Childers at Two Rivers North **Pool Monitor Services Agreement**

This Childers at Two Rivers North Pool Monitor Services Agreement (this “**Agreement**”) is entered into as of June 1, 2025, by and between the **Two Rivers North Community Development District**, a local unit of special-purpose government created pursuant to Chapter 190, Florida Statutes (the “**District**”), and **Signal 88, LLC**, a Florida Limited Liability Corporation (the “**Contractor**”).

Background Information:

The District owns and operates a swimming pool and amenity facility located at Childers Clubhouse 1990 Lanier Road, Zephyrhills, FL 33541 (the “Childers Pool”). The District desires to hire an independent contractor to provide professional pool monitoring services for the Childers Pool. The Contractor represents that it is qualified to provide such services, has represented to the District that it is duly licensed in the state of Florida and has any and all approvals and licenses as required by law to provide these services, and is familiar with the District’s property. In consideration of the Contractor’s agreement to perform the services described herein, the District agrees to enter into this Agreement in accordance with the terms of this Agreement.

Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference the background information is incorporated by reference as a material part of this Agreement.
2. **Scope of Services.** The Contractor shall perform all work, including all labor, material, equipment, supplies, tools, supervision, training, uniforms, services, transportation, and all other necessary incidental items required for the complete performance of the on-site pool monitoring services as further described in the proposal dated April 30, 2025, attached hereto as **Exhibit “A.”**
 - a. Familiarity with District Rules, Regulations, Policies, Operating Procedures
 - i. Full knowledge/awareness of all rules, regulations, or policies of the District.
 - ii. Prepare any incident or accident reports and forward to the District Manager.
 - b. Greet guests and require them to sign in upon entry to the amenity area.
 - c. Enforce the rules, regulations, and policies of the District.
 - i. The Contractor’s staff have the authority to have patrons and others removed from the property when such persons become belligerent, unruly, or in some other way refuse to follow the rules and regulations. Such incidences will be reported promptly to the District.
 - d. Provide the best possible customer service to maintain a welcoming, safe, and comfortable environment, including inspecting and maintaining cleanliness of the amenity area, organizing furniture and cleaning litter.
 - e. Manage and monitor access to and from the amenities and ensure all gates and doors requiring key/card entry are locked during the appropriate times.

- f. Monitor, observe, and report any issues (including, but not limited to, trespassing, vandalism, and theft).
 - g. Contact 911 for any emergency issues.
 - h. Provide a monthly written report which will include their observations, interactions, calls to 911, recommendations, or other related comments.
 - i. Schedule: 11:30 am to 7:30 pm, Saturday and Sunday (total of 16 hours per week).
3. **Manner of Performance and Care of the Property.**
- a. The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best practices in the industry.
 - b. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair or replace, to the District's satisfaction, any damage resulting from Contractor's activities and work within 48 hours. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages, or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.
4. **Term.** The initial term of this Agreement shall be from June 7, 2025, through September 7, 2025. At the end of the initial term, the Agreement shall automatically terminate.
5. **Termination.** Either party may terminate this Agreement without cause with 48 hours written notice to the other party. Upon termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.
6. **Compensation.** The District agrees to compensate the Contractor for the work described above in the not to exceed amount of **\$545.79** per week (16 hours per week) for the term of the Agreement. Each month the Contractor shall submit an invoice for the work performed the previous month. The District shall pay the Contractor within 45 days of receipt of the invoice. Contractor shall only invoice the District for days/hours they rendered service.
7. **Additional Services.** When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment or work order authorization.
8. **Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal

taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

9. **Subcontractor and Affiliates of Contractor**. The Contractor may delegate certain services to a subcontractor or affiliate, but the Contractor shall remain fully responsible to the District for the performance, act, and omissions of its subcontractors or affiliates, and persons directly or indirectly employed by them, as if the Contractor or its employees were performing such services, acts, or omissions. Nothing herein shall create a contractual relationship between the District and any subcontractor or affiliate.
10. **Assignment**. This Agreement is not transferrable or assignable by either party without the written approval of both parties.
11. **Background Screening**: Contractor shall provide the District with evidence of a Level I background screening pursuant to Chapter 435, Florida Statutes (the “**Screening**”) for all of Contractor’s staff performing services under this Agreement and shall update the Screening upon request. If the Screening reveals any information which causes the District to determine in its sole discretion that the Contractor is unsuitable or unqualified to perform this Agreement, the District reserves the right to terminate this Agreement immediately.
12. **Permits and Approvals**. Contractor will be responsible for obtaining and the District will be responsible for paying for all necessary permits and other governmental approvals.
13. **Compliance with Governmental Regulations**. The Contractor shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, or regulatory bodies, relating to the contemplated operations and services hereunder. The Contractor warrants and represents the Contractor is currently in compliance with and shall hereafter comply with all federal, state, and local laws and ordinances relating in any way to the services provided hereunder. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.
14. **Insurance**. The Contractor shall carry commercial general liability insurance of no less than \$2,000,000 insuring against any liability arising out of any act, omission, or alleged act or omission of Contractor, or any of its employees, agents, or subcontractors, including but not limited to property damage, including loss of use, personal or bodily injury, discrimination and harassment, false arrest, detention, or imprisonment, defamation and slander, damage or injury caused by firearms or other weapons and automobile liability. The Contractor shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District as “Additional Insured” under such policy. Such insurance policy may not be canceled without a 30-day written notice to the District. The Contractor will maintain Workers Compensation insurance as required by law.
15. **Indemnification**. Contractor agrees to indemnify, defend, and hold the District and its supervisors, officers, managers, agents, and employees harmless from any and all liability, claims, actions, suits, or demands by any person, corporation, or other entity for injuries, death, property damage, discrimination and harassment, false arrest, detention, or imprisonment, assault, and battery of any nature, arising out of, or in connection with, the

work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

16. No Waiver of Sovereign Immunity. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

17. Scrutinized Companies. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a “scrutinized company” under the statute and, in the event that the Contractor is designated as a “scrutinized company”, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

18. Public Entity Crimes. Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

19. Anti-Human Trafficking. Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

20. E-Verification. Pursuant to Section 448.095(2), Florida Statutes,

- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any

obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.

- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
 - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
- 21. Public Records.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.
- IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 873-7300, BY EMAIL AT PUBLICRECORDS@INFRAMARK.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33609.**
- 22. Non-Waiver.** No waiver of any covenant or condition of this Agreement by any party shall be deemed to imply or constitute a further waiver of the same covenant or condition or any other covenant or condition of this Agreement.
 - 23. Governing Law and Venue.** This Agreement shall be governed under the laws of the State of Florida with venue in the county in which the District is located.
 - 24. Enforcement of Agreement.** In the event it shall become necessary for either party to institute legal proceedings to enforce the terms of this Agreement, the prevailing party shall

be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.

25. **Arm's Length Transaction and Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
26. **Amendment.** This Agreement may not be altered, changed, or amended, except by an instrument in writing, signed by both parties.
27. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this Agreement.
28. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
29. **Notice.** Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

To the Contractor:

Attn: Tina Scroggins
10500 University Center Dr. Ste. 140
Tampa, FL 33612
tinas@teamsignal.com

To the District:

c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33609
Attn: Jayna Cooper
Jayna.Cooper@Inframark.com

30. **Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
31. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date written above.

Signal 88, LLC

**Two Rivers North
Community Development District**

By: _____
Title: _____

Carlos de la Ossa
Chair of the Board of Supervisors

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared _____, who being duly sworn, deposes and says (the “**Affiant**”):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the _____ (Title) of _____ (the “**Company**”) and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Two Rivers North Community Development District.
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

Signature of Affiant

Sworn before me on _____, 2025

Notary Public Signature

Notary Stamp

EXHIBIT "A"

PROPOSAL



Signal 88, LLC ("Contractor")

3880 S 149th Street, Suite 102
Omaha, NE 68144
Phone: 877.498.8494
Fax: 402.502.2078

Served By: Tier 1 Operations LLC ("Service Provider")

10500 University Center Dr
Suite 140
Tampa, FL 33612
Tina Scroggins
Phone: 813-476-1083 x 212
Email: tinas@teamsignal.com
License Number(s): B1200049

Proposal Date: 2025-05-30 Agenda Page 29

Good Through: 2025-05-30

Service Dates: 2025-05-31 - 2025-09-01

Security Location

Childers at Two Rivers North

Jesenia perez
1990 Lanier Rd
Zephyrhills, FL 33541
Phone: +13524678439
Email: jesenia.perez@inframark.com

Bill To

Childers at Two Rivers North

Jesenia perez
1990 Lanier Rd
Zephyrhills, FL 33541
Phone: +13524678439
Email: jesenia.perez@inframark.com

Management Company: Inframark Management

Payment Terms: Net 15

Standard Services	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Week Total	Total
Dedicated Officer I	0	0	0	0	0	8	8	16	\$510.08
Taxes are subject to change based upon jurisdiction.								Services	\$510.08
ALL payments are processed through the corporate office. Payments are to be sent to: PO Box 8246 Omaha, NE 68108								Taxes (7%)	\$35.71
								Weekly Total	\$545.79

Holidays: 1.5x Regular Rate

New Year's Day, Martin Luther King Day, President's Day, Easter, Memorial Day, Juneteenth, July 4th, Labor Day, Columbus Day, Veteran's Day, Thanksgiving Day, Christmas Day

Description of Services

This proposal reflects services including 16 on-site dedicated hours per week. On-site dedicated hours will be scheduled as follows: 11:30am - 7:30pm Sat-Sun

Services include monitoring property for specific concerns such as:

- Loitering
- Trespassing
- Vandalism
- Theft

Officers will be well trained and dressed in Signal uniforms with 3M Reflective lettering. Unlimited alert & alarm calls will be included at no additional charge during dedicated hours. Residents will be provided the Signal dispatch number to contact our central command center where a "live" person will be available for assistance.

All features of our proprietary software, Signal Edge, are included at no additional cost. Features include but are not limited to: Geo-fencing, electronic clock in/out, NFC checkpoint system, GPS tracking, live-time digital reporting with pictures, video, and historical database with searchability, incident analytics, and many more.

Northwater at Two Rivers North Pool Monitor Services Agreement

This Northwater at Two Rivers North Pool Monitor Services Agreement (this “**Agreement**”) is entered into as of June 1, 2025, by and between the **Two Rivers North Community Development District**, a local unit of special-purpose government created pursuant to Chapter 190, Florida Statutes (the “**District**”), and **Signal 88, LLC**, a Florida Limited Liability Corporation (the “**Contractor**”).

Background Information:

The District owns and operates a swimming pool and amenity facility located at Northwater Clubhouse 2689 Widewater Way, Zephyrhills, FL 33541 (the “Northwater Pool”). The District desires to hire an independent contractor to provide professional pool monitoring services for the Northwater Pool. The Contractor represents that it is qualified to provide such services, has represented to the District that it is duly licensed in the state of Florida and has any and all approvals and licenses as required by law to provide these services, and is familiar with the District’s property. In consideration of the Contractor’s agreement to perform the services described herein, the District agrees to enter into this Agreement in accordance with the terms of this Agreement.

Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference the background information is incorporated by reference as a material part of this Agreement.
2. **Scope of Services.** The Contractor shall perform all work, including all labor, material, equipment, supplies, tools, supervision, training, uniforms, services, transportation, and all other necessary incidental items required for the complete performance of the on-site pool monitoring services as further described in the proposal dated April 30, 2025, attached hereto as **Exhibit “B.”**
 - a. Familiarity with District Rules, Regulations, Policies, Operating Procedures
 - i. Full knowledge/awareness of all rules, regulations, or policies of the District.
 - ii. Prepare any incident or accident reports and forward to the District Manager.
 - b. Greet guests and require them to sign in upon entry to the amenity area.
 - c. Enforce the rules, regulations, and policies of the District.
 - i. The Contractor’s staff have the authority to have patrons and others removed from the property when such persons become belligerent, unruly, or in some other way refuse to follow the rules and regulations. Such incidences will be reported promptly to the District.
 - d. Provide the best possible customer service to maintain a welcoming, safe, and comfortable environment, including inspecting and maintaining cleanliness of the amenity area, organizing furniture and cleaning litter.

- e. Manage and monitor access to and from the amenities and ensure all gates and doors requiring key/card entry are locked during the appropriate times.
 - f. Monitor, observe, and report any issues (including, but not limited to, trespassing, vandalism, and theft).
 - g. Contact 911 for any emergency issues.
 - h. Provide a monthly written report which will include their observations, interactions, calls to 911, recommendations, or other related comments.
 - i. Schedule: 11:30 am to 7:30 pm, Saturday and Sunday (total of 16 hours per week).
3. **Manner of Performance and Care of the Property.**
- a. The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best practices in the industry.
 - b. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair or replace, to the District's satisfaction, any damage resulting from Contractor's activities and work within 48 hours. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages, or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.
4. **Term.** The initial term of this Agreement shall be from June 7, 2025, through September 7, 2025. At the end of the initial term, the Agreement shall automatically terminate.
5. **Termination.** Either party may terminate this Agreement without cause with 48 hours written notice to the other party. Upon termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.
6. **Compensation.** The District agrees to compensate the Contractor for the work described above in the not to exceed amount of **\$545.79** per week (16 hours per week) for the term of the Agreement. Each month the Contractor shall submit an invoice for the work performed the previous month. The District shall pay the Contractor within 45 days of receipt of the invoice. Contractor shall only invoice the District for days/hours they rendered service.
7. **Additional Services.** When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment or work order authorization.
8. **Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and

the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

9. **Subcontractor and Affiliates of Contractor.** The Contractor may delegate certain services to a subcontractor or affiliate, but the Contractor shall remain fully responsible to the District for the performance, act, and omissions of its subcontractors or affiliates, and persons directly or indirectly employed by them, as if the Contractor or its employees were performing such services, acts, or omissions. Nothing herein shall create a contractual relationship between the District and any subcontractor or affiliate.
10. **Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties.
11. **Background Screening:** Contractor shall provide the District with evidence of a Level I background screening pursuant to Chapter 435, Florida Statutes (the “**Screening**”) for all of Contractor’s staff performing services under this Agreement and shall update the Screening upon request. If the Screening reveals any information which causes the District to determine in its sole discretion that the Contractor is unsuitable or unqualified to perform this Agreement, the District reserves the right to terminate this Agreement immediately.
12. **Permits and Approvals.** Contractor will be responsible for obtaining and the District will be responsible for paying for all necessary permits and other governmental approvals.
13. **Compliance with Governmental Regulations.** The Contractor shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, or regulatory bodies, relating to the contemplated operations and services hereunder. The Contractor warrants and represents the Contractor is currently in compliance with and shall hereafter comply with all federal, state, and local laws and ordinances relating in any way to the services provided hereunder. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.
14. **Insurance.** The Contractor shall carry commercial general liability insurance of no less than \$2,000,000 insuring against any liability arising out of any act, omission, or alleged act or omission of Contractor, or any of its employees, agents, or subcontractors, including but not limited to property damage, including loss of use, personal or bodily injury, discrimination and harassment, false arrest, detention, or imprisonment, defamation and slander, damage or injury caused by firearms or other weapons and automobile liability. The Contractor shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District as “Additional Insured” under such policy. Such

insurance policy may not be canceled without a 30-day written notice to the District. The Contractor will maintain Workers Compensation insurance as required by law.

15. Indemnification. Contractor agrees to indemnify, defend, and hold the District and its supervisors, officers, managers, agents, and employees harmless from any and all liability, claims, actions, suits, or demands by any person, corporation, or other entity for injuries, death, property damage, discrimination and harassment, false arrest, detention, or imprisonment, assault, and battery of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

16. No Waiver of Sovereign Immunity. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

17. Scrutinized Companies. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a “scrutinized company” under the statute and, in the event that the Contractor is designated as a “scrutinized company”, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

18. Public Entity Crimes. Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the

Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

19. Anti-Human Trafficking. Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

20. E-Verification. Pursuant to Section 448.095(2), Florida Statutes,

- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
 - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.

21. Public Records. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 873-7300, BY EMAIL AT

**PUBLCRECORDS@INFRAMARK.COM, OR BY REGULAR MAIL
AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33609.**

22. **Non-Waiver.** No waiver of any covenant or condition of this Agreement by any party shall be deemed to imply or constitute a further waiver of the same covenant or condition or any other covenant or condition of this Agreement.
23. **Governing Law and Venue.** This Agreement shall be governed under the laws of the State of Florida with venue in the county in which the District is located.
24. **Enforcement of Agreement.** In the event it shall become necessary for either party to institute legal proceedings to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
25. **Arm's Length Transaction and Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
26. **Amendment.** This Agreement may not be altered, changed, or amended, except by an instrument in writing, signed by both parties.
27. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this Agreement.
28. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
29. **Notice.** Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

To the Contractor:

Attn: Tina Scroggins
10500 University Center Dr. Ste. 140
Tampa, FL 33612
tinas@teamsignal.com

To the District:

c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33609
Attn: Jayna Cooper
Jayna.Cooper@Inframark.com

30. Severability. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

31. Entire Agreement. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date written above.

Signal 88, LLC

**Two Rivers North
Community Development District**

By: _____
Title: _____

Carlos de la Ossa
Chair of the Board of Supervisors

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared _____, who being duly sworn, deposes and says (the “**Affiant**”):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the _____ (Title) of _____ (the “**Company**”) and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Two Rivers North Community Development District.
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

Signature of Affiant

Sworn before me on _____, 2025

Notary Public Signature

Notary Stamp

PROPOSAL



Signal 88, LLC ("Contractor")
3880 S 149th Street, Suite 102
Omaha, NE 68144
Phone: 877.498.8494
Fax: 402.502.2078

EXHIBIT "B"

Serviced By: Tier 1 Operations LLC ("Service Provider")
10500 University Center Dr
Suite 140
Tampa, FL 33612
Tina Scroggins
Phone: 813-476-1083 x 212
Email: tinas@teamsignal.com
License Number(s): B1200049

Proposal Date: 2025-05-30
Good Through: 2025-05-30

Service Dates: 2025-05-31 - 2025-09-01

Security Location
Northwater at Two Rivers North
Jesenia perez
2689 Widewater Way
Zephyrhills, FL 33541
Phone: +13524678439
Email: jesenia.perez@inframark.com

Bill To
Northwater at Two Rivers North
Jesenia perez
2689 Widewater Way
Zephyrhills, FL 33541
Phone: +13524678439
Email: jesenia.perez@inframark.com

Management Company: Inframark Management
Payment Terms: Net 15

Standard Services	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Week Total	Total
Dedicated Officer I	0	0	0	0	0	8	8	16	\$510.08

Taxes are subject to change based upon jurisdiction.

ALL payments are processed through the corporate office. Payments are to be sent to: PO Box 8246 Omaha, NE 68108

Services	\$510.08
Taxes (7%)	\$35.71
Weekly Total	\$545.79

Holidays: 1.5x Regular Rate
New Year's Day, Martin Luther King Day, President's Day, Easter, Memorial Day, Juneteenth, July 4th, Labor Day, Columbus Day, Veteran's Day, Thanksgiving Day, Christmas Day
Description of Services

This proposal reflects services including 16 on-site dedicated hours per week. On-site dedicated hours will be scheduled as follows: 11:30am - 7:30pm Sat-Sun

Services include monitoring property for specific concerns such as:
-Loitering
-Trespassing
-Vandalism
-Theft

Officers will be well trained and dressed in Signal uniforms with 3M Reflective lettering. Unlimited alert & alarm calls will be included at no additional charge during dedicated hours. Residents will be provided the Signal dispatch number to contact our central command center where a "live" person will be available for assistance.

All features of our proprietary software, Signal Edge, are included at no additional cost. Features include but are not limited to: Geo-fencing, electronic clock in/out, NFC checkpoint system, GPS tracking, live-time digital reporting with pictures, video, and historical database with searchability, incident analytics, and many more.

Fourth Order of Business

**MINUTES OF MEETING
TWO RIVERS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Two Rivers North Community Development District was held on Tuesday, May 20, 2025, and called to order at 11:07 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson
Nicholas Dister	Vice Chairperson
Thomas Spence	Assistant Secretary <i>(via phone)</i>
Kelly Evans	Assistant Secretary
Ryan Zook	Assistant Secretary <i>(via phone)</i>

Also present were:

Jayna Cooper	District Manager
John Vericker	District Counsel
Tyson Waag	District Engineer <i>(via phone)</i>
Jesenia Perez	On-site Manager <i>(via phone)</i>
Residents	

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Cooper called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comments**

The Board received audience comments regarding irrigation, a request for a playground enhancement, gas, speeding, dog stations, towing, entry lighting, fire pit, and a manhole cover damaged by construction.

THIRD ORDER OF BUSINESS **Business Items**

A. Consideration of Resolution 2025-03; Authorizing Zip Code Boundary Review for the District

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2025-03, Authorizing Zip Code Boundary Review for the District, was adopted. 5-0

B. Consideration of Holiday Lighting Proposal

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, *Tampa Holiday Lighting* proposal, was approved. 5-0

C. Consideration of Pool Monitoring Proposals

Pool Monitoring proposal presented under separate cover. Discussion ensued.

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, *Signal Pool Monitoring Proposal*, was approved. 5-0

D. Report on Number of Registered Voters (617)

Ms. Cooper reported that presently there are six hundred and seven (617) registered voters within the District.

E. Discussion of Proposed Fiscal Year 2026 Budget

Fiscal Year 2026 Budget discussed advising there will be no increase to assessment.

F. Consideration of Resolution 2025-04, Approving the Fiscal Year 2026 Budget and Setting a Public Hearing

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2025-04, Approving the Fiscal Year 2026 Budget and Setting a Public Hearing for Tuesday August 19, 2025 at 11:00 am at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638, was adopted. 5-0

FOURTH ORDER OF BUSINESS**Consent Agenda**

A. Approval of Minutes of the April 15, 2025 Meeting

B. Consideration of Operation and Maintenance Expenditures April 2025

C. Acceptance of the Financials and Approval of the Check Register for April 2025

D. Ratification of Tree and Plant Replacement A2 Job #118170

E. Ratification of Jasmine Replacement at Sunflower and Wide Water A2 Job #118172

F. Ratification of Median Plant Removal and Transplant A2 Job #117164

G. Ratification of QUOT0001-1 Mike Romeo Concrete Work

H. Ratification of Inframark 2nd Amendment

I. Ratification of Storm Clean up Agreements with Down to Earth

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the Consent Agenda was approved. 5-0

FIFTH ORDER OF BUSINESS**Builders' Requests and Comments**

There being none, the next order of business followed.

SIXTH ORDER OF BUSINESS**Staff Reports**

A. District Counsel

B. District Engineer

C. District Manager

There being no reports, the next item followed.

i. Community Inspection Reports

The Community Inspections report was presented, a copy of which was included in the agenda package. Ms. Perez provided an update on the amenities.

SEVENTH ORDER OF BUSINESS**Board of Supervisors' Requests and Comments**

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the meeting was adjourned at 11:39 am. 5-0

Jayna Cooper
District Manager

Carlos de la Ossa
Chairperson

TWO RIVERS NORTH CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
ALCHEMY POOL SERVICE LLC	4/30/2025	000749	\$3,750.00	\$3,750.00	Pool Service May 2025
CHARTER COMMUNICATIONS ACH	4/24/2025	1665027042425	\$74.99	\$74.99	ACCT #8337 13 062 1665027
CHARTER COMMUNICATIONS ACH	5/7/2025	1669019050725	\$74.99	\$74.99	SERVICE 05/07/25-06/06/25
DOWN TO EARTH LANDSCAPE & IRRIGATION	5/1/2025	140586	\$17,810.89	\$17,810.89	Landscape Contract May 2025
DOWN TO EARTH LANDSCAPE & IRRIGATION	5/1/2025	140575	\$6,884.80	\$6,884.80	Landscape Contract May 2025
DOWN TO EARTH LANDSCAPE & IRRIGATION	5/1/2025	140576	\$7,093.84	\$7,093.84	Landscape Contract May 2025
DOWN TO EARTH LANDSCAPE & IRRIGATION	5/1/2025	140585	\$6,212.69	\$6,212.69	Landscape Contract May 2025
INFRAMARK LLC	4/14/2025	147709	\$750.00		Accounting Services
INFRAMARK LLC	4/14/2025	147709	\$375.00		Administrative Services
INFRAMARK LLC	4/14/2025	147709	\$50.00		Rentals & Leases
INFRAMARK LLC	4/14/2025	147709	\$50.00		Technology/Data Storage
INFRAMARK LLC	4/14/2025	147709	\$100.00		Website Maintenance
INFRAMARK LLC	4/14/2025	147709	\$416.67		Dissemination Services
INFRAMARK LLC	4/14/2025	147709	\$2,083.33		MANAGEMENT FEE
INFRAMARK LLC	4/14/2025	147709	\$200.00		Recording Secretary
INFRAMARK LLC	4/14/2025	147709	\$200.00		Recording Secretary Retro Oct 2024
INFRAMARK LLC	4/14/2025	147709	\$200.00		Recording Secretary Retro Nov 2024
INFRAMARK LLC	4/14/2025	147709	\$200.00		Recording Secretary Retro Dec 2024
INFRAMARK LLC	4/14/2025	147709	\$200.00		Recording Secretary Retro Jan 2025
INFRAMARK LLC	4/14/2025	147709	\$200.00		Recording Secretary Retro Feb 2025
INFRAMARK LLC	4/14/2025	147709	\$200.00		Recording Secretary Retro March 2025
INFRAMARK LLC	4/14/2025	147709	\$416.67		Financial & Revenue Collection
INFRAMARK LLC	4/14/2025	147709	\$416.67		Financial & Revenue Collection Retro Oct 2024
INFRAMARK LLC	4/14/2025	147709	\$416.67		Financial & Revenue Collection Retro Nov 2024
INFRAMARK LLC	4/14/2025	147709	\$416.67		Financial & Revenue Collection RetroDec 2024
INFRAMARK LLC	4/14/2025	147709	\$416.67		Financial & Revenue Collection Retro Jan 2025
INFRAMARK LLC	4/14/2025	147709	\$416.67		Financial & Revenue Collection Retro March 2025
INFRAMARK LLC	4/14/2025	147709	\$1,333.33		Field Management
INFRAMARK LLC	4/14/2025	147709	\$1,000.00		Field Management Retro Oct 2024
INFRAMARK LLC	4/14/2025	147709	\$1,000.00		Field Management Retro Nov 2024
INFRAMARK LLC	4/14/2025	147709	\$1,000.00		Field Management Retro Dec 2024
INFRAMARK LLC	4/14/2025	147709	\$1,000.00		Field Management Retro Jan 2025

TWO RIVERS NORTH CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
INFRAMARK LLC	4/14/2025	147709	\$1,155.55		Field Management Retro Feb 2025
INFRAMARK LLC	4/14/2025	147709	\$1,333.33		Field Management Retro March 2025
INFRAMARK LLC	4/14/2025	147709	\$500.00		Construction Accounting
INFRAMARK LLC	4/14/2025	147709	\$500.00		Construction Accounting Retro Oct 2024
INFRAMARK LLC	4/14/2025	147709	\$500.00		Construction Accounting Retro Nov 2024
INFRAMARK LLC	4/14/2025	147709	\$500.00		Construction Accounting Retro Dec 2024
INFRAMARK LLC	4/14/2025	147709	\$500.00		Construction Accounting Retro Jan 2025
INFRAMARK LLC	4/14/2025	147709	\$500.00		Construction Accounting Retro Feb 2025
INFRAMARK LLC	4/14/2025	147709	\$500.00		Construction Accounting Retro March 2025
INFRAMARK LLC	4/14/2025	147709	\$7,083.33		Onsite Staff
INFRAMARK LLC	4/14/2025	147709	\$4,013.89		Onsite Staff Retro Jan 2025
INFRAMARK LLC	4/14/2025	147709	\$7,083.33		Onsite Staff Retro Feb 2025
INFRAMARK LLC	4/14/2025	147709	\$7,083.33	\$44,311.11	Onsite Staff Retro March 2025
INFRAMARK LLC	4/24/2025	148106	\$750.00		Accounting Retro March 2025
INFRAMARK LLC	4/24/2025	148106	\$375.00		Administrative Services Retro March 2025
INFRAMARK LLC	4/24/2025	148106	\$50.00		Rentals & Leases Retro March 2025
INFRAMARK LLC	4/24/2025	148106	\$50.00		Technology & Data Storage Retro March 2025
INFRAMARK LLC	4/24/2025	148106	\$100.00		Website Administration Retro March 2025
INFRAMARK LLC	4/24/2025	148106	\$416.67		Dissemination Services Retro March 2025
INFRAMARK LLC	4/24/2025	148106	\$2,083.33	\$3,825.00	District Management Retro March 2025
INFRAMARK LLC	5/2/2025	149101	\$750.00		Accounting Services May 2025
INFRAMARK LLC	5/2/2025	149101	\$375.00		Administration May 2025
INFRAMARK LLC	5/2/2025	149101	\$50.00		Rentals & Leases May 2025
INFRAMARK LLC	5/2/2025	149101	\$50.00		Technology/Data Storage May 2025
INFRAMARK LLC	5/2/2025	149101	\$100.00		Website Maintenance May 2025
INFRAMARK LLC	5/2/2025	149101	\$2,083.33		District Management May 2025
INFRAMARK LLC	5/2/2025	149101	\$416.67		Financial & Revenue Collection May 2025
INFRAMARK LLC	5/2/2025	149101	\$200.00		Recording Secretary May 2025
INFRAMARK LLC	5/2/2025	149101	\$416.67		Dissemination Services May 2025
INFRAMARK LLC	5/2/2025	149101	\$500.00		Construction Accounting May 2025
INFRAMARK LLC	5/2/2025	149101	\$7,083.33		Onsite Staff May 2025
INFRAMARK LLC	5/2/2025	149101	\$1,500.00		Field Services May 2025
INFRAMARK LLC	5/2/2025	149101	\$1,233.33		Field Service Retro Feb 2025

TWO RIVERS NORTH CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
INFRAMARK LLC	5/2/2025	149101	\$166.67		Field Service Retro March 2025
INFRAMARK LLC	5/2/2025	149101	\$166.67	\$15,091.67	Field Services Retro April 2025
JAYMAN ENTERPRISES	5/1/2025	3945	\$1,575.00	\$1,575.00	Janitorial Contract April 2025 - Childers
JAYMAN ENTERPRISES	5/1/2025	3946	\$1,725.00	\$1,725.00	Janitorial Contract April 2025
SITEX AQUATICS	5/1/2025	10014-B	\$3,010.00	\$3,010.00	Aquatics Contract May 2025
TRULY NOLEN BRANCH 059	5/21/2025	590284653	\$85.00	\$85.00	Pest Control - Northwater May 2025
Monthly Contract Subtotal			\$111,524.98	\$111,524.98	
Variable Contract					
STRALEY ROBIN VERICKER	5/6/2025	26478	\$1,985.00	\$1,985.00	District Counsel April 2025
Variable Contract Subtotal			\$1,985.00	\$1,985.00	
Utilities					
NEXTERA ENERGY	4/29/2025	29206542	\$7.22	\$7.22	GAS April 2025
PASCO COUNTY UTILITIES SERVICE ACH	5/20/2025	22395700	\$67.85	\$67.85	WATER 04/07/25-05/06/25
PASCO COUNTY UTILITIES SERVICE ACH	5/20/2025	22395946	\$58.32	\$58.32	WATER 04/07/25-05/06/25
PASCO COUNTY UTILITIES SERVICE ACH	5/20/2025	22394169	\$818.56	\$818.56	WATER 04/07/25-05/06/25
PASCO COUNTY UTILITIES SERVICE ACH	5/20/2025	22393926	\$28.35	\$28.35	WATER 04/07/25-05/06/25
PASCO COUNTY UTILITIES SERVICE ACH	5/20/2025	22393925	\$17.01	\$17.01	WATER 04/07/25-05/06/25
PASCO COUNTY UTILITIES SERVICE ACH	5/20/2025	22393923	\$0.81	\$0.81	WATER 04/07/25-05/06/25
PASCO COUNTY UTILITIES SERVICE ACH	5/20/2025	22393922	\$395.28	\$395.28	WATER 04/07/25-05/06/25
PASCO COUNTY UTILITIES SERVICE ACH	5/20/2025	22393919	\$66.42	\$66.42	WATER 04/07/25-05/06/25
PASCO COUNTY UTILITIES SERVICE ACH	5/20/2025	22393918	\$17.82	\$17.82	WATER 04/07/25-05/06/25
PASCO COUNTY UTILITIES SERVICE ACH	5/20/2025	22393917	\$4.86	\$4.86	WATER 04/07/25-05/06/25
PASCO COUNTY UTILITIES SERVICE ACH	5/20/2025	22393916	\$1.62	\$1.62	WATER 04/07/25-05/06/25
PASCO COUNTY UTILITIES SERVICE ACH	5/20/2025	22393915	\$21.87	\$21.87	WATER 04/07/25-05/06/25
PASCO COUNTY UTILITIES SERVICE ACH	5/20/2025	22393914	\$63.18	\$63.18	WATER 04/07/25-05/06/25
PASCO COUNTY UTILITIES SERVICE ACH	5/20/2025	22393913	\$8.91	\$8.91	WATER 04/07/25-05/06/25
PASCO COUNTY UTILITIES SERVICE ACH	5/20/2025	22393912	\$241.38	\$241.38	WATER 04/07/25-05/06/25
PASCO COUNTY UTILITIES SERVICE ACH	5/20/2025	22394936	\$149.04	\$149.04	WATER 04/07/25-05/06/25
PASCO COUNTY UTILITIES SERVICE ACH	5/20/2025	22393924	\$37.26	\$37.26	WATER 04/07/25-05/06/25
PASCO COUNTY UTILITIES SERVICE ACH	5/20/2025	22394170	\$576.70	\$576.70	WATER 04/07/25-05/06/25
PASCO COUNTY UTILITIES SERVICE ACH	5/20/2025	22393921	\$4.05	\$4.05	WATER 04/07/25-05/06/25

TWO RIVERS NORTH CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
PASCO COUNTY UTILITIES SERVICE ACH	5/20/2025	22393920	\$22.68	\$22.68	WATER 04/07/25-05/06/25
SAFE TOUCH LLC	5/22/2025	16879052025	\$175.00	\$175.00	Service Call
WITHLACOOCHEE RIVER ELECTRIC ACH	5/12/2025	051225 7327	\$56.31	\$56.31	ELECTRIC 04/07/25-05/07/25
WITHLACOOCHEE RIVER ELECTRIC ACH	5/12/2025	051225 7332	\$47.16	\$47.16	ELECTRIC 04/07/25-05/07/25
WITHLACOOCHEE RIVER ELECTRIC ACH	5/12/2025	051225 7333	\$40.70	\$40.70	ELECTRIC 04/07/25-05/07/25
WITHLACOOCHEE RIVER ELECTRIC ACH	5/12/2025	051225 7341	\$33.04	\$33.04	ELECTRIC 04/07/25-05/07/25
WITHLACOOCHEE RIVER ELECTRIC ACH	5/12/2025	051225 8834	\$4,450.69	\$4,450.69	PUBLIC LIGHTING
WITHLACOOCHEE RIVER ELECTRIC ACH	5/12/2025	051225 8838	\$4,044.21	\$4,044.21	PUBLIC LIGHTING May 2025
WITHLACOOCHEE RIVER ELECTRIC ACH	5/12/2025	051225 6250	\$494.83	\$494.83	AMENITY CENTER 4/7/25 - 5/7/25
WITHLACOOCHEE RIVER ELECTRIC ACH	5/12/2025	051225 2688	\$40.59	\$40.59	WREC 4/7/25 - 5/7/25
WITHLACOOCHEE RIVER ELECTRIC ACH	5/12/2025	051225 2690	\$40.92	\$40.92	WREC 4/7/25 - 5/7/25
WITHLACOOCHEE RIVER ELECTRIC ACH	5/12/2025	051225 2691	\$547.88	\$547.88	WREC 4/7/25 - 5/7/25
WITHLACOOCHEE RIVER ELECTRIC ACH	5/12/2025	051225 8828	\$42.21	\$42.21	ELECTRIC 04/07/25-05/07/25
WITHLACOOCHEE RIVER ELECTRIC ACH	5/12/2025	051225 8832	\$34.22	\$34.22	IRRIGATION 1 04/07/25-05/07/25
Utilities Subtotal			\$12,656.95	\$12,656.95	
Regular Services					
CARLOS DE LA OSSA	5/20/2025	CO-052025	\$200.00	\$200.00	BOARD 5/20/25
GRAU AND ASSOCIATES	5/1/2025	27561	\$500.00	\$500.00	AUDIT FYE 09/30/2024
INFRAMARK LLC	4/14/2025	147709	\$416.67	\$416.67	Financial & Revenue Collection Retro Feb 2025
KELLY ANN EVANS	5/20/2025	KE-052025	\$200.00	\$200.00	BOARD 5/20/25
NICHOLAS J. DISTER	5/20/2025	ND-052025	\$200.00	\$200.00	BOARD 5/20/25
PASCO COUNTY PROPERTY APPRAISER	3/24/2025	25045	\$150.00	\$150.00	Annual Fee
THOMAS R. SPENCE	5/20/2025	TS-052025	\$200.00	\$200.00	BOARD 5/20/25
TIMES PUBLISHING COM	5/14/2025	36186-050725	\$780.00	\$780.00	May 2025 Legal Advertising
TRUIST - CC (ACH)	5/9/2025	050925 1013	\$400.00	\$400.00	AC Repair - Childers
Regular Services Subtotal			\$3,046.67	\$3,046.67	
Additional Services					
A-TECH CONSULTING, INC	1/27/2025	28145	\$508.67	\$508.67	Installed Server
BIG SUN FENCING & BIG SUN PRODUCTS	4/25/2025	SB-1504	\$1,880.00	\$1,880.00	Northwater Amenity Fence Repair
DOWN TO EARTH LANDSCAPE & IRRIGATION	4/30/2025	141541	\$123.46	\$123.46	Irrigation Repairs
DOWN TO EARTH LANDSCAPE & IRRIGATION	5/21/2025	143091	\$1,180.00	\$1,180.00	Irrigation Enhancement

TWO RIVERS NORTH CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
DOWN TO EARTH LANDSCAPE & IRRIGATION	5/21/2025	143090	\$24,451.17	\$24,451.17	CHILDER'S COMMUNITY PLANT REPLACEMENT 3/5
FIELDS CONSULTING GROUP, LLC	5/19/2025	3563	\$7,150.00	\$7,150.00	Sign Repairs
INFRAMARK LLC	5/28/2025	150136	\$675.00	\$675.00	WOBT03252025 - pond clean up
KINGS POWER WASHING SERVICE	5/5/2025	1119	\$200.00	\$200.00	Pressure Washing - Childers
MIKE & ROD PROPERTY SOLUTIONS, LLC	5/1/2025	INV0013 D	\$3,768.24	\$3,768.24	Sidewalk Repairs
THE DOOR WHISPERER, LLC	4/25/2025	2132025-2	\$5,470.00	\$5,470.00	Bathroom Door Frame Replacement - Childers
TRUIST - CC (ACH)	5/9/2025	050925 1013	\$13.84	\$13.84	OPERATING SUPPLIES
Additional Services Subtotal			\$45,420.38	\$45,420.38	
TOTAL			\$174,633.98	\$174,633.98	



Alchemy Pool Service
5239 SCHOOL RD
LAND O LAKES, FL 34638-7623 United States
alchemypoolsllc@gmail.com | (813) 580-1460

Issue date
Apr 30, 2025

Invoice #000749

Customer	Invoice Details	Payment
Two Rivers North CDD A1 and A2 InframarkCMS@payableslockbox.com (813) 873-7300 2005 Pan Am Circle Ste 300 Tampa , Florida 33607	PDF created April 30, 2025 \$3,750.00	Due April 30, 2025 \$3,750.00

Items	Quantity	Price	Amount
Commercial Pool Cleaning Service and Maintenance <i>Pool,Service for - (04/28/2025 - 05/31/2025) - \$1875</i> <i>Two Rivers North A1 Childers</i> <i>1990 Lanier Road</i> <i>Zephyrhills, FL 33541</i> <i>Pool service for - (04/24/2025 - 05/31/2025) - \$1875</i> <i>Two Rivers North A2 Northwater</i> <i>2689 Widewater Way</i> <i>Zephyrhills, FL 33541</i>	1	\$3,750.00	\$3,750.00

Subtotal	\$3,750.00
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Total Due **\$3,750.00**



Pay online
To pay your invoice go to <https://squareup.com/u/ZUDt60UD>
Or open the camera on your mobile device and place the QR code in the camera's view.

April 24, 2025
Invoice Number: 1665027042425
Account Number: 8337 13 062 1665027
Security Code: 5981
Service At: 1990 LANIER RD
ZEPHYRHILLS FL 33541-8434

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 855-252-0675

Summary

Service from 04/24/25 through 05/23/25
details on following pages

Previous Balance	74.99
Payments Received -Thank You!	-74.99
Remaining Balance	\$0.00
Spectrum Business™ Internet	74.99
Other Charges	0.00
Current Charges	\$74.99
YOUR AUTO PAY WILL BE PROCESSED 05/11/25	
Total Due by Auto Pay	\$74.99

NEWS AND INFORMATION

IMPORTANT BILLING UPDATE. Your current Promotional Discount is about to expire. As a valued customer, we are pleased to provide you with a new Promotional Discount off of our standard rates. The new Promotional Discount will be effective with your next statement.

Call 1-866-738-0242 and ask how you can get Spectrum Mobile Business lines for as little as \$20/mo. per line when you get four or more lines. Internet and Auto Pay required.

Stay connected to your customers and employees with Advanced Business Voice! Call 1-866-953-8634 today.

Stream the entertainment your customers love with TV Stream! Call 1-844-939-0524 today.



Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 NO RP 24 04252025 NNNNNNNN 01 001017 0004

TWO RIVERS NORTH CDDA1
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



April 24, 2025

TWO RIVERS NORTH CDDA1

Invoice Number: 1665027042425
Account Number: 8337 13 062 1665027
Service At: 1990 LANIER RD
ZEPHYRHILLS FL 33541-8434

Total Due by Auto Pay \$74.99

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833713062166502700074997

Invoice Number: TWO RIVERS NORTH CDDA1
 Account Number: 1665027042425
 Security Code: 8337 13 062 1665027
 5981

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8633 2390 NO RP 24 04252025 NNNNNNNN 01 001017 0004

Charge Details

Previous Balance		74.99
EFT Payment	04/11	-74.99
Remaining Balance		\$0.00

Payments received after 04/24/25 will appear on your next bill.

Service from 04/24/25 through 05/23/25

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet	130.00
Promotional Discount	-65.01

Your promotional price will expire on 05/23/25

Business WiFi	10.00
	\$74.99

Spectrum Business™ Internet Total **\$74.99**

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Current Charges **\$74.99**

Total Due by Auto Pay **\$74.99**

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Continued on the next page

Local Spectrum Store: 3302 Redeemer Way, New Port Richey FL 34655 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support



For questions or concerns, please call **1-866-519-1263**.



May 7, 2025
 Invoice Number: 1669019050725
 Account Number: **8337 13 001 1669019**
 Security Code: **4366**
 Service At: 2689 WIDEWATER WAY
 CONSTRUCTION TRAILER
 ZEPHYRHILLS FL 33541-2215

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

Summary Service from 05/07/25 through 06/06/25
 details on following pages

Previous Balance	74.99
Payments Received -Thank You!	-74.99
Remaining Balance	\$0.00
Spectrum Business™ Internet	74.99
Other Charges	0.00
Current Charges	\$74.99
YOUR AUTO PAY WILL BE PROCESSED 05/24/25	
Total Due by Auto Pay	\$74.99

NEWS AND INFORMATION

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Stay connected to your customers and employees with Advanced Business Voice! Call 1-866-953-8634 today.

Stream the entertainment your customers love with TV Stream! Call 1-844-939-0524 today.



Thank you for choosing Spectrum Business.

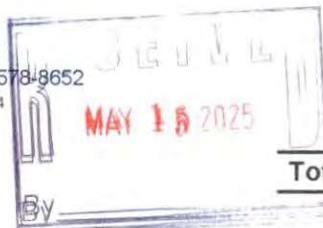
We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 NO RP 07 05082025 NNNNNNNN 01 001030 0004

TWO RIVERS NORTH A2
 JAYNA COOPER
 2005 PAN AM CIR STE 300
 TAMPA FL 33607-6008



May 7, 2025

TWO RIVERS NORTH A2

Invoice Number: 1669019050725
 Account Number: 8337 13 001 1669019
 Service At: 2689 WIDEWATER WAY
 CONSTRUCTION TRAILER
 ZEPHYRHILLS FL 33541-2215

Total Due by Auto Pay \$74.99

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



833713001166901900074997

Invoice Number: TWO RIVERS NORTH A2
 Account Number: 1669019050725
 Security Code: 8337 13 001 1669019
 4366

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8633 2390 NO RP 07 05082025 NNNNNNNN 01 001030 0004

Charge Details

Previous Balance		74.99
EFT Payment	04/24	-74.99
Remaining Balance		\$0.00

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Service from 05/07/25 through 06/06/25

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet	130.00
Promotional Discount	-65.01

Your promotional price will expire on 08/06/25

Business WiFi	10.00
	\$74.99

Spectrum Business™ Internet Total **\$74.99**

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Current Charges	\$74.99
Total Due by Auto Pay	\$74.99

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Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Continued on the next page...

Local Spectrum Store: 6013 Wesley Grove Blvd, Ste 108C, Wesley Chapel FL 33544 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm



Down to Earth
PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700



Invoice: #140586
May 2025

Customer
Two Rivers North CDD A2
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, Florida, 33544

Property / Project Address
Two Rivers North CDD A2
Durand Ct.
Zephyrhills, FL 33541

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
Two Rivers North CDD A2 Contract (2025)	5/1/2025	5/31/2025	Net 30	
Estimate # 103500				

Invoice Details				
Description of Services & Items	Unit	Quantity	Rate	Amount
#103500 - Two Rivers North CDD A2 Contract (2025)				\$17,810.89
LCR003: A2 Amenity Addendum - Start 12/4/24				\$5,010.89
LCR003: Shell Paths Addendum - Start 12/4/24				\$588.82
LCR003: Common Areas - Start 1/1/25				\$7,449.25
LCR003: General Maintenance				\$4,569.09
LCR003: Quarterly Soil Samples / Fert - Start 5/1/24				\$192.84

Billing Questions
ar@down2earthinc.com
(321) 263-2700

Visit us at <https://dtelandscape.com> for all other questions or concerns.

Please click the link below to be directed to the Down to Earth customer portal to view invoices and to make payment by credit card. A processing fee of 2.75% will be added to all credit card payments.

[DTElandscape.propertyserviceportal.com](https://dtelandscape.com/propertyserviceportal.com)

Subtotal	\$17,810.89
Sales Tax	\$0.00
Total	\$17,810.89
Credits/Payments	(\$0.00)
Balance Due	\$17,810.89

WE ARE HERE FOR YOU!

Let us help you
Weather the Storm.



Have Peace of Mind With **Pre-Authorized Storm Clean-Up**

When you approve a clean-up plan, we are on the ground canvassing your property to assess damage as soon as the storm has passed. We quickly dispatch the appropriate teams to address your needs, prioritizing safety first:

Our record over the years and our ICARE values have proven that we will do everything we can to alleviate the stress caused by inclement weather in a **3-phase approach**:

- Phase 1:** Emergency services to clear roadways, driveways, and walkways for first responders.
- Phase 2:** Complete clean-up, staking, and specific rebuilds as requested, so that recurring maintenance can begin.
- Phase 3:** Property rebuild: Normal enhancement rates would apply.

Utilizing our network of vendor partners and leveraging our Construction Division, we can bring resources to address the situation.

Please Approve Clean-Up Services by signing this form and emailing it to Storm_Prep@down2earthinc.com or give it directly to your Account Manager.

Hurricane season is upon us again. No matter what the weather may bring, your Down to Earth team is looking out for you.

To ensure we can provide you with a swift response following severe weather, we recommend the following:

Pre-Authorize Storm Clean-Up

See our 3-phase approach below.

Keep Us Apprised of your Insurance Requirements

Let us know of any requirements your insurance carrier may have for documenting damages or corrective actions resulting from a storm. Our team will take photos of damages and keep track of manpower, equipment, and work provided in our repairs.

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Prepare Your Trees

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Hurricane Price List

General Labor	\$80 / per man / per hour (\$110 per man hour OT)
Bucket Truck & Chipper	\$200 / per man / per hour (\$250 per man hour OT)
Loader & Operator Large	\$270 / per hour (\$320 per hour OT)
Loader/ Operator Dump	\$270 / per hour (\$320 per hour OT)
Dump Fees	Market Rate (~\$110 per cubic yard)
Arbor Crew with Dump Truck & Chipper	\$180 / per man / per hour (\$230 per hour OT)
Irrigation Repair	\$110 / per person/ per hour (\$150 per hour OT)
Lodge Pole & Staking Rope	\$35 / unit
Banding Kits (4X2)	\$40 / unit
Crane	Priced per request

*Please note: All prices and availability for landscape materials are subject to change and can vary depending on market conditions which are beyond our immediate control. Disruption in normal maintenance services will not result in credits. However, schedules will be adjusted to catch up maintenance services as conditions allow over time unless otherwise agreed in advance. Additional proposals may be required for additional cleanup or arbor care.

_____ Authorized Signature	_____ Print Name/ Title
_____ Property Name	_____ Property Address
_____ Emergency Contact Name	_____ Emergency Contact Phone

Down to Earth
PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700



Invoice: #140575
May 2025

Customer
Two Rivers North CDD - Northwater
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, Florida, 33544

Property / Project Address
Two Rivers North CDD -
Northwater
35726 Durand Court
Zephyrhills, FL 33541

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
Two Rivers North CDD - Northwater Contract (2025)	5/1/2025	5/31/2025	Net 30	
Estimate # 103503				

Invoice Details				
Description of Services & Items	Unit	Quantity	Rate	Amount
#103503 - Two Rivers North CDD - Northwater Contract (2025)				\$6,884.80
LCR003: General Maintenance				\$915.20
LCR003: Common Areas Additional Mowing (Exterior Wall) - Start 8/1/23				\$1,965.60
LCR003: 20 Additional Pond Mows - Start 10/1/23				\$3,640.00
LCR003: Additional Mowing Behind DRH Sales Model - Start 10/1/23				\$364.00

Billing Questions
ar@down2earthinc.com
(321) 263-2700

Visit us at <https://dtelandscape.com> for all
other questions or concerns.

Please click the link below to be directed to the Down to Earth customer portal to view invoices and to make payment by credit card. A processing fee of 2.75% will be added to all credit card payments.

[DTElandscape.propertyserviceportal.com](https://dtelandscape.propertyserviceportal.com)

Subtotal	\$6,884.80
Sales Tax	\$0.00
Total	\$6,884.80
Credits/Payments	(\$0.00)
Balance Due	\$6,884.80

WE ARE HERE FOR YOU!

Let us help you
Weather the Storm.



Have Peace of Mind With **Pre-Authorized Storm Clean-Up**

When you approve a clean-up plan, we are on the ground canvassing your property to assess damage as soon as the storm has passed. We quickly dispatch the appropriate teams to address your needs, prioritizing safety first:

Our record over the years and our ICARE values have proven that we will do everything we can to alleviate the stress caused by inclement weather in a **3-phase approach**:

- Phase 1:** Emergency services to clear roadways, driveways, and walkways for first responders.
- Phase 2:** Complete clean-up, staking, and specific rebuilds as requested, so that recurring maintenance can begin.
- Phase 3:** Property rebuild: Normal enhancement rates would apply.

Utilizing our network of vendor partners and leveraging our Construction Division, we can bring resources to address the situation.

Please Approve Clean-Up Services by signing this form and emailing it to Storm_Prep@down2earthinc.com or give it directly to your Account Manager.

Hurricane season is upon us again. No matter what the weather may bring, your Down to Earth team is looking out for you.

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- Pre-Authorize Storm Clean-Up**
See our 3-phase approach below.
- Keep Us Apprised of your Insurance Requirements**
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Loader & Operator Large	\$270 / per hour (\$320 per hour OT)
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Irrigation Repair	\$110 / per person/ per hour (\$150 per hour OT)
Lodge Pole & Staking Rope	\$35 / unit
Banding Kits (4X2)	\$40 / unit
Crane	Priced per request

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<hr/> <div>Authorized Signature</div>	<hr/> <div>Print Name/ Title</div>
<hr/> <div>Property Name</div>	<hr/> <div>Property Address</div>
<hr/> <div>Emergency Contact Name</div>	<hr/> <div>Emergency Contact Phone</div>

Down to Earth
PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700



Invoice: #140576
May 2025

Customer
Two Rivers North CDD - Childers
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101

Wesley Chapel, Florida, 33544

Property / Project Address
Two Rivers North CDD - Childers

, FL

<u>Project/Job</u>	<u>Invoice Date</u>	<u>Date Due</u>	<u>Terms</u>	<u>Customer PO #</u>
Two Rivers North CDD - Childers Contract (2025)	5/1/2025	5/31/2025	Net 30	
Estimate # 103505				

<u>Invoice Details</u>				
Description of Services & Items	Unit	Quantity	Rate	Amount
#103505 - Two Rivers North CDD - Childers Contract (2025)				\$7,093.84
LCR003: General Maintenance				\$572.00
LCR003: 20 Additional Pond Mows - Start 10/1/23				\$3,640.00
LCR003: NW Corner Addendum - Start 12/4/24				\$2,881.84

Billing Questions
ar@down2earthinc.com
(321) 263-2700

Visit us at <https://dtelandscape.com> for all other questions or concerns.

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[DTElandscape.propertyserviceportal.com](https://dtelandscape.com)

Subtotal	\$7,093.84
Sales Tax	\$0.00
Total	\$7,093.84
Credits/Payments	(\$0.00)
Balance Due	\$7,093.84

WE ARE HERE FOR YOU!

Let us help you
Weather the Storm.



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<hr/> <div>Emergency Contact Name</div>	<hr/> <div>Emergency Contact Phone</div>

Down to Earth
PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700



Invoice: #140585
May 2025

Customer
Two Rivers North CDD A1
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, Florida, 33544

Property / Project Address
Two Rivers North CDD A1
Durand Ct.
Zephyrhills, FL 33541

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
Two Rivers North CDD A1 Contract (2025)	5/1/2025	5/31/2025	Net 30	
Estimate # 103499				

Invoice Details				
Description of Services & Items	Unit	Quantity	Rate	Amount
#103499 - Two Rivers North CDD A1 Contract (2025)				\$6,212.69
LCR003: General Maintenance				\$4,450.09
LCR003: Quarterly Soil Samples / Fert - Start 5/1/24				\$140.64
LCR003: Additional Amenity Center Services Start 5/31/24				\$1,621.96

Billing Questions
ar@down2earthinc.com
(321) 263-2700

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Subtotal	\$6,212.69
Sales Tax	\$0.00
Total	\$6,212.69
Credits/Payments	(\$0.00)
Balance Due	\$6,212.69

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<hr/> <div>Property Name</div>	<hr/> <div>Property Address</div>
<hr/> <div>Emergency Contact Name</div>	<hr/> <div>Emergency Contact Phone</div>



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

147709

DATE

4/14/2025

CUSTOMER ID

C2410

NET TERMS

Net 30

PO#

DUE DATE

5/14/2025

BILL TO

Two Rivers North CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: April 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
District Management	1	Ea	2,083.33		2,083.33
Rental & Leases	1	Ea	50.00		50.00
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Dissemination Services	1	Ea	416.67		416.67
Recording Secretary	1	Ea	200.00		200.00
Recording Secretary (Retrobilling Oct 2024)	1	Ea	200.00		200.00
Recording Secretary (Retrobilling Nov 2024)	1	Ea	200.00		200.00
Recording Secretary (Retrobilling Dec 2024)	1	Ea	200.00		200.00
Recording Secretary (Retrobilling Jan 2025)	1	Ea	200.00		200.00
Recording Secretary (Retrobilling Feb 2025)	1	Ea	200.00		200.00
Recording Secretary (Retrobilling Mar 2025)	1	Ea	200.00		200.00
Financial & Revenue Collection	1	Ea	416.67		416.67
Financial & Revenue Collection (Retrobilling Oct 2024)	1	Ea	416.67		416.67
Financial & Revenue Collection (Retrobilling Nov 2024)	1	Ea	416.67		416.67
Financial & Revenue Collection (Retrobilling Dec 2024)	1	Ea	416.67		416.67
Financial & Revenue Collection (Retrobilling Jan 2025)	1	Ea	416.67		416.67
Financial & Revenue Collection (Retrobilling Feb 2025)	1	Ea	416.67		416.67
Financial & Revenue Collection (Retrobilling Mar 2025)	1	Ea	416.67		416.67

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO
Two Rivers North CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

INVOICE#
147709

CUSTOMER ID
C2410

PO#

DATE
4/14/2025

NET TERMS
Net 30

DUE DATE
5/14/2025

Services provided for the Month of: April 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Field Management	1	Ea	1,333.33		1,333.33
Field Management (Retrobilling Oct 2024)	1	Ea	1,000.00		1,000.00
Field Management (Retrobilling Nov 2024)	1	Ea	1,000.00		1,000.00
Field Management (Retrobilling Dec 2024)	1	Ea	1,000.00		1,000.00
Field Management (Retrobilling Jan 2025)	1	Ea	1,000.00		1,000.00
Field Management (Retrobilling Feb 2025)	1	Ea	1,155.55		1,155.55
Field Management (Retrobilling Mar 2025)	1	Ea	1,333.33		1,333.33
Construction Accounting	1	Ea	500.00		500.00
Construction Accounting (Retrobilling Oct 2024)	1	Ea	500.00		500.00
Construction Accounting (Retrobilling Nov 2024)	1	Ea	500.00		500.00
Construction Accounting (Retrobilling Dec 2024)	1	Ea	500.00		500.00
Construction Accounting (Retrobilling Jan 2025)	1	Ea	500.00		500.00
Construction Accounting (Retrobilling Feb 2025)	1	Ea	500.00		500.00
Construction Accounting (Retrobilling Mar 2025)	1	Ea	500.00		500.00
Onsite Services-Jesenia Perez	1	Ea	7,083.33		7,083.33
Onsite Staff-Jesenia Perez (Retrobilling Jan 2025)	1	Ea	4,013.89		4,013.89
Onsite Staff-Jesenia Perez (Retrobilling Feb 2025)	1	Ea	7,083.33		7,083.33
Onsite Staff-Jesenia Perez (Retrobilling Mar 2025)	1	Ea	7,083.33		7,083.33
Subtotal					44,727.78

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

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Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO
Two Rivers North CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: April 2025

INVOICE#
147709
CUSTOMER ID
C2410
PO#

DATE
4/14/2025
NET TERMS
Net 30
DUE DATE
5/14/2025

Subtotal	\$44,727.78
Tax	\$0.00
Total Due	\$44,727.78

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO
Two Rivers North CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

INVOICE#
148106

CUSTOMER ID
C2410

PO#

DATE
4/24/2025

NET TERMS
Net 30

DUE DATE
5/24/2025

Services provided for the Month of: April 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services (Retrobilling March 2025)	1	Ea	750.00		750.00
Administration (Retrobilling March 2025)	1	Ea	375.00		375.00
District Management (Retrobilling March 2025)	1	Ea	2,083.33		2,083.33
Rental & Leases (Retrobilling March 2025)	1	Ea	50.00		50.00
Technology/Data Storage (Retrobilling March 2025)	1	Ea	50.00		50.00
Website Maintenance / Admin (Retrobilling March 2025)	1	Ea	100.00		100.00
Dissemination Services (Retrobilling March 2025)	1	Ea	416.67		416.67
Subtotal					3,825.00

Subtotal	\$3,825.00
Tax	\$0.00
Total Due	\$3,825.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

149101

CUSTOMER ID

C2410

PO#**DATE**

5/2/2025

NET TERMS

Net 30

DUE DATE

6/1/2025

BILL TO

Two Rivers North CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
District Management	1	Ea	2,083.33		2,083.33
Rental & Leases	1	Ea	50.00		50.00
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Dissemination Services	1	Ea	416.67		416.67
Recording Secretary	1	Ea	200.00		200.00
Financial & Revenue Collection	1	Ea	416.67		416.67
Field Management	1	Ea	1,500.00		1,500.00
Field Management (Retrobilling 02/17/2025)	1	Ea	1,233.33		1,233.33
Field Management (Retrobilling March 2025)	1	Ea	166.67		166.67
Field Management (Retrobilling April 2025)	1	Ea	166.67		166.67
Construction Accounting	1	Ea	500.00		500.00
Onsite Services-Jesenia Perez	1	Ea	7,083.33		7,083.33
Subtotal					15,091.67

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

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Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

Two Rivers North CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

INVOICE#

149101

CUSTOMER ID

C2410

PO#

DATE

5/2/2025

NET TERMS

Net 30

DUE DATE

6/1/2025

Services provided for the Month of: May 2025

Subtotal	\$15,091.67
Tax	\$0.00
Total Due	\$15,091.67

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

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Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com

Date	Invoice #
5/1/2025	3945

Bill To
Two Rivers North CDD Childers 2654 Cypress Ridge Blvd. Suite 101 Wesley Chapel, Fl. 33544

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	April 2025 Monthly janitorial maintenance	1,375.00	1,375.00
	Dog station and trash can maintenance	200.00	200.00
All work is complete!		Total	\$1,575.00

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com

Date	Invoice #
5/1/2025	3946

Bill To
Two Rivers North CDD Northwater 2654 Cypress Ridge Blvd Suite 101 Wesley Chapel, Fl. 33544

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	April 2025 Monthly janitorial maintenance.	1,375.00	1,375.00
	Dog station and trash can maintenance	350.00	350.00
All work is complete!		Total	\$1,725.00

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219 USA
8135642322
office@sitexaquatics.com

Invoice

BILL TO
Two Rivers North CDD Inframark 2005 Pan Am Circle Ste 300 Tampa, Fl 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
10014-B	05/01/2025	\$3,010.00	05/31/2025	Net 30	

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Aquatic Maintenance	Monthly Lake Maintenance 25 - Waterways-Twice a month	1	2,935.00	2,935.00
	Additional Services	Drone Reports	1	75.00	75.00

SUBTOTAL	3,010.00
TAX	0.00
TOTAL	3,010.00
BALANCE DUE	\$3,010.00



Truly Nolen Branch 059
4842 N Florida Ave, 2nd Floor
Tampa, FL 33603
813-232-3237

Invoice

Agenda Page 70

INVOICE #: 590284653

WORK DATE: 05/21/2025

BILL-TO 59026713

Two Rivers North CDD
Jayna Cooper
2689 Widewater Wy
A2
Zephyrhills, FL 33541

Phone: 813-608-8242
Mobile: 813-608-8242

LOCATION 59026713

Two Rivers North CDD
Jayna Cooper
2689 Widewater Wy
A2
Zephyrhills, FL 33541

Phone: 813-608-8242
Mobile: 813-608-8242

Time In: 05/21/2025 11:17:00 AM

Time Out: 05/21/2025 11:41:00 AM

Customer Signature

Customer Unavailable to Sign

Technician Signature

Sherwin Parker

License #: FL - JE363017

Purchase Order	Terms	Service Description	Quantity	Amount
None	NET 15	Pest Monthly Commercial	1.00	85.00
				Subtotal 85.00
				Tax 0.00
				Total Due: 85.00

TECHNICIANS

Sherwin Parker

License #:
FL - JE363017

GENERAL COMMENTS / INSTRUCTIONS

Monthly progressive commercial pest program for ants roaches silverfish
Thank you for the alarm Truly Nolen at your services. I've treated the exterior perimeter the flowerbeds bushes mail room sidewalks to pool area. I treated the exterior perimeter and grounds in the base of the trees from mosquitoes. Thank you again until next time take care and enjoy

CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
None Noted.				

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Suspend PolyZone - Mosquito		432-1514	4.7500%	0.0093	Deltamethrin	0.2500 Gallon	0.0625 Fluid Ounce
Target Pests: Mosquito							

PEST ACTIVITY	# Areas	# Devices	Pest Totals
None Noted.			

DEVICE INSPECTION SUMMARY

Reminder: Please call Truly Nolen Branch 059 at 813-232-3237 with any questions. Thank you.
Warning: Pesticides can be harmful. Keep children and pets away from pesticide applications until dry, dissipated or aerated. For more information contact Truly Nolen Exterminating at 813-232-3237.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Two Rivers North CDD
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607

May 06, 2025

Client: 001561

Matter: 000001

Invoice #: 26478

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
4/1/2025	AM	PREPARE DRAFT PUBLICATION AD FOR BUDGET.	0.6	\$105.00
4/4/2025	KCH	REVIEW AND REVISE FORM FOOD TRUCK AGREEMENT; DISCUSS SAME FOOD TRUCK AGREEMENT AND VENDOR REQUIREMENTS WITH B.CHAPMAN.	0.2	\$65.00
4/10/2025	AM	REVIEW PROPOSED BUDGET FOR FISCAL YEAR 2025-2026 RE INCREASE; PREPARE DRAFT MAILED NOTICE LETTER AND PUBLICATION ADS FOR BUDGET.	1.8	\$315.00
4/14/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$150.00
4/15/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.7	\$262.50
4/17/2025	JMV	TELEPHONE CALL WITH C. DE LA OSSA; REVIEW EMAIL FROM C. DE LA OSSA.	0.2	\$75.00
4/18/2025	KCH	REVIEW LANDSCAPE MAINTENANCE AGREEMENT WITH DOWN TO EARTH; REVIEW 2025 HURRICANE RECOVERY FLIER FROM DOWN TO EARTH; PREPARE 2025 HURRICANE SEASON EMERGENCY SERVICES ADDENDUM WITH DOWN TO EARTH AND EMAIL WITH J.COOPER AND M.PEREZ REGARDING SAME FOR BOS REVIEW; PREPARE FOR AND ATTEND EPG OPERATIONS MEETING VIA TEAMS.	1.0	\$325.00
4/22/2025	WAS	RESEARCH REGARDING PROCESS FOR ZIP CODE BOUNDARY AMENDMENT.	0.4	\$130.00
4/23/2025	WAS	CONTINUE RESEARCH REGARDING ZIP CODE BOUNDARY AMENDMENT.	0.2	\$65.00
4/24/2025	JMV	REVIEW CDD ZIP CODE PROCEDURES.	0.4	\$150.00

SERVICES

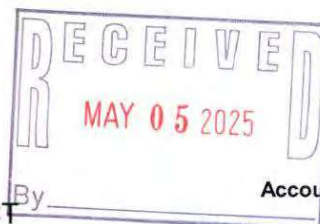
Date	Person	Description of Services	Hours	Amount
4/24/2025	WAS	DRAFT RESOLUTION AUTHORIZING ZIP CODE BOUNDARY REVIEW WITH UNITED STATES POSTAL SERVICE.	0.4	\$130.00
4/28/2025	WAS	COMMUNICATIONS REGARDING RESOLUTION AUTHORIZING ZIP CODE BOUNDARY AMENDMENT.	0.2	\$65.00
4/29/2025	WAS	RESEARCH ARGUMENTS TO SUPPORT ZIP CODE BOUNDARY AMENDMENT.	0.2	\$65.00
4/29/2025	LC	REVIEW STATUS OF BOUNDARY AMENDMENT.	0.1	\$17.50
4/29/2025	KCH	TEAMS CALL WITH INFRAMARK TEAM (B.LAMB) REGARDING BOUNDARY AMENDMENTS AND BOND ISSUENCES.	0.2	\$65.00
Total Professional Services			7.0	\$1,985.00
Total Services				\$1,985.00
Total Disbursements				\$0.00
Total Current Charges				\$1,985.00
Previous Balance				\$2,496.63
Less Payments				(\$2,496.63)
PAY THIS AMOUNT				\$1,985.00

Please Include Invoice Number on all Correspondence

www.nexteraenergyservices.com



TWO RIVERS NORTH COMMUNITY DEV DISTRICT
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607
ATTN: ANGIE GRUNWALD

**Invoice - Account Summary**

Account No.

36461333

Amount Due
(If paid by due date)

\$7.22

Due Date

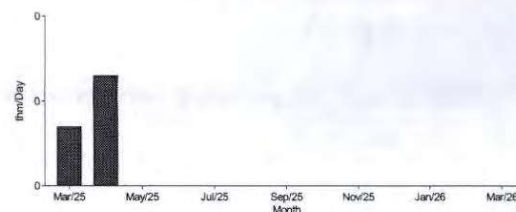
5/20/2025

Account summary (see second page for details)

Invoice date: Apr 29 2025, Invoice No: 29206542

Opening Balance	\$7.03
Payment Received Apr 14, 2025	\$-7.03
Balance Forward	\$0.00
Gas charges (please see over for details)	\$7.22
Total current charges	\$7.22
Total Amount Due	\$7.22
1.4% Late Payment Penalty if paid after 05/20/2025	\$0.10
Total Amount Due with Late Payment Penalty (if paid after due date)	\$7.32

Your Average Daily Billed Usage



This period gas usage: 3.5 thm

Previous 1 months gas usage: 2.3 thm

Please allow 5 to 7 days for processing. Detach and return this portion with your payment.



Account No.	Invoice No.	Amount due	Due Date	Amount Enclosed
36461333	29206542	\$7.22	5/20/2025	\$

Nextera Energy Services
PO Box 25426
Miami, FL 33102-5426

0364613333

4

00000722

Meter Reading Information LDC: 221009319981, Address: 2689 WIDEWATER WAY, ZEPHYRHILLS, FL 33541						
Meter Number	Meter Read Date	Read Type	Previous Meter Read	Current Meter Read	Multi	thm Usage
221009319981	01/18/2025 - 02/14/2025	Actual	0	4	1	3.50
Total Usage						3.50

Gas Charges and Taxes		Billing Period: 01/18/2025 - 02/14/2025	Units	Rate \$	Total \$
		Customer Service Fee			\$4.35
		Contracted Gas Charges	3.50	0.200000	\$0.70
		Variable Index Gas	1.75	0.475900	\$0.83
		Variable Index Gas	1.75	0.500600	\$0.88
		Sales Tax - State			\$0.40
		Sales Tax - County			\$0.06
		Total Gas Charges and Taxes			\$7.22

LDC: 221009319981, Address: 2689 WIDEWATER WAY, ZEPHYRHILLS, FL 33541

No important messages at this time.

Important Messages:

If your initial contract with us has expired, your natural gas supply and service will continue without interruption at a holdover rate. The holdover rate is a variable monthly price which includes a market price for natural gas, an adder and pass-through charges for all other charges, including without limitation those listed as being "Included Charges" during the Initial Term of your contract. The holdover price is not a fixed price and may vary monthly. You can obtain the currently effective holdover rates on our website at www.nexteraenergyservices.com/holdover. You will remain on the holdover rate until you terminate service or sign a new contract with us.

We would be happy to assist you in signing up for a new contract. To learn more, please contact our Account Management team at 877-375-4674 or by emailing us at NES-Gas-AcctMgmt@nexteraenergy.com.



Customer Service: 1-877-375-4674
Mon-Fri 8:00am-5:00pm



Payment: Nextera Energy Services, PO Box
25426, Miami, FL 33102-5426



Email: naturalgas@nexteraenergyservices.com



Web: www.nexteraenergyservices.com

We appreciate your business. Our Customer Care Associates are available to assist you at 1-877-375-4674 with any questions you might have.



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

Agenda Page 75

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Pay By Phone: 1-855-786-5344

1 1 1
14-92800

EPG TWO RIVERS LLC

TWO RIVERS NORTH

Service Address: **BROWARD DR**

Bill Number: 22395700

Billing Date: 5/20/2025

Billing Period: 4/7/2025 to 5/6/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
1285610	01541133
Please use the 15-digit number below when making a payment through your bank	
128561001541133	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		

Transactions

Previous Bill	61.68
Payment 05/16/25	-61.68 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	61.68
Adjustments	
Late Payment Charge	6.17
Total Current Transactions	67.85
TOTAL BALANCE DUE	\$67.85

Annual Water Quality Report: The 2024 Consumer Confidence
Report is available online at bit.ly/PascoRegional2024. To request a
paper copy, please call (813) 929-2733.

Please return this portion with payment

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☐ Check this box if entering change of mailing address on back.

Account # 1285610
Customer # 01541133
Balance Forward 0.00
Current Transactions 67.85

Total Balance Due \$67.85
Due Date 6/6/2025

10% late fee will be applied if paid after due date

Round-Up Donations to Charity	<input type="checkbox"/>
Amount Enclosed	<input type="checkbox"/>

☐ Check this box to participate in Round-Up.

EPG TWO RIVERS LLC
111 S ARMENIA AVENUE SUITE 201
TAMPA FL 33609

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Agenda Page 76



4162 0 1
14-92800

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **35738 LOCKMAN WAY - RECLAIM**

Bill Number: 22395946

Billing Date: 5/20/2025

Billing Period: 4/7/2025 to 5/6/2025

Account #	Customer #
1291525	01530465
Please use the 15-digit number below when making a payment through your bank	
129152501530465	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241608585	4/7/2025	423	5/6/2025	495	29	72

Usage History

Reclaimed

May 2025	72
April 2025	72
March 2025	86
February 2025	94
January 2025	86
December 2024	85
November 2024	0

Transactions

Previous Bill	58.32
Payment 05/05/25	-58.32 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	72 Thousand Gals X \$0.81 58.32
Total Current Transactions	58.32
TOTAL BALANCE DUE	\$58.32

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Account #	1291525
Customer #	01530465
Balance Forward	0.00
Current Transactions	58.32

Total Balance Due	\$58.32
Due Date	6/6/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 06/06/2025.

TWO RIVERS NORTH COMMUNITY
DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE 300
TAMPA FL 33607-6008

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
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015304650129152592239594640000058328



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4161 0 1
14-92800

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **SOUTH OF CHANCEY RD AND DIANA DR**

Bill Number: 22394169

Billing Date: 5/20/2025

Billing Period: 4/7/2025 to 5/6/2025

Account #	Customer #
1218150	01530465
Please use the 15-digit number below when making a payment through your bank	
121815001530465	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	220599993	4/7/2025	411	5/6/2025	460	29	49
Irrig Potable	232051286	4/7/2025	497	5/6/2025	528	29	31

Usage History

Water		
May 2025	49	31
April 2025	62	23
March 2025	67	26
February 2025	57	14
January 2025	31	30
December 2024	84	198
November 2024	4	29
October 2024	5	49
September 2024	100	101
August 2024	0	21

Transactions

Previous Bill	905.38
Payment 05/05/25	-905.38 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	61.68
Water Tier 1	40.0 Thousand Gals X \$2.10 84.00
Water Tier 2	9.0 Thousand Gals X \$3.34 30.06
Sewer	
Sewer Base Charge	157.56
Sewer Charges	49.0 Thousand Gals X \$6.94 340.06
Irrigation	
Water Base Charge	21.56
Water Tier 1	25.0 Thousand Gals X \$3.34 83.50
Water Tier 2	6.0 Thousand Gals X \$6.69 40.14
Total Current Transactions	818.56
TOTAL BALANCE DUE	\$818.56

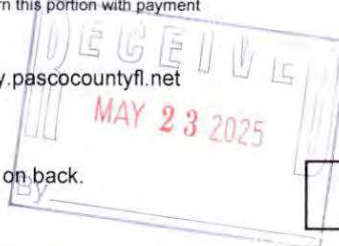
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Account #	1218150
Customer #	01530465
Balance Forward	0.00
Current Transactions	818.56
Total Balance Due	\$818.56
Due Date	6/6/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 06/06/2025.

TWO RIVERS NORTH COMMUNITY
DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE 300
TAMPA FL 33607-6008

PASCO COUNTY UTILITIES
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015304650121815022239416920000818568



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4160 0 1
14-92800

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **35576 LOCKMAN WAY RECLAIM**

Bill Number: 22393926

Billing Date: 5/20/2025

Billing Period: 4/7/2025 to 5/6/2025

Account #	Customer #
1200810	01530465
Please use the 15-digit number below when making a payment through your bank	
120081001530465	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231199329	4/7/2025	503	5/6/2025	538	29	35

Usage History

Reclaimed

May 2025	35
April 2025	41
March 2025	49
February 2025	60
January 2025	54
December 2024	49
November 2024	121
October 2024	115
September 2024	14
August 2024	0

Transactions

Previous Bill	33.21
Payment 05/05/25	-33.21 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	35 Thousand Gals X \$0.81
	28.35
Total Current Transactions	28.35
TOTAL BALANCE DUE	\$28.35

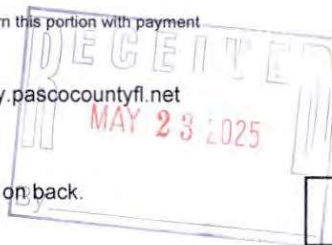
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Account #	1200810
Customer #	01530465
Balance Forward	0.00
Current Transactions	28.35

Total Balance Due	\$28.35
Due Date	6/6/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 06/06/2025.

TWO RIVERS NORTH COMMUNITY
DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE 300
TAMPA FL 33607-6008

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015304650120081022239392640000028358



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Agenda Page 79



4159 0 1
14-92800

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2903 GARDENER LANE - RECLAIM**

Bill Number: 22393925

Billing Date: 5/20/2025

Billing Period: 4/7/2025 to 5/6/2025

Account #	Customer #
1200805	01530465
Please use the 15-digit number below when making a payment through your bank	
120080501530465	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231199330	4/7/2025	139	5/6/2025	160	29	21

Usage History

Reclaimed

May 2025	21
April 2025	23
March 2025	23
February 2025	25
January 2025	20
December 2024	16
November 2024	12
October 2024	15
September 2024	5
August 2024	0

Transactions

Previous Bill	18.63
Payment 05/05/25	-18.63 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	21 Thousand Gals X \$0.81 17.01
Total Current Transactions	17.01
TOTAL BALANCE DUE	\$17.01

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Account #	1200805
Customer #	01530465
Balance Forward	0.00
Current Transactions	17.01

Total Balance Due	\$17.01
Due Date	6/6/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 06/06/2025.

TWO RIVERS NORTH COMMUNITY
DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE 300
TAMPA FL 33607-6008

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

015304650120080582239392570000017019



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
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NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

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Pay By Phone: 1-855-786-5344

Agenda Page 80



4158 0 1
14-92800

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: 35301 SUNFLOWER HILL DR - 1 INCH RECLAIM

Bill Number: 22393923

Billing Date: 5/20/2025

Billing Period: 4/7/2025 to 5/6/2025

Account #	Customer #
1200785	01530465
Please use the 15-digit number below when making a payment through your bank	
120078501530465	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149368	4/7/2025	164	5/6/2025	165	29	1

Usage History

Reclaimed

May 2025	1
April 2025	1
March 2025	2
February 2025	2
January 2025	1
December 2024	1
November 2024	130
October 2024	0

Transactions

Previous Bill	0.81
Payment 05/05/25	-0.81 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	1 Thousand Gals X \$0.81 0.81
Total Current Transactions	0.81
TOTAL BALANCE DUE	\$0.81

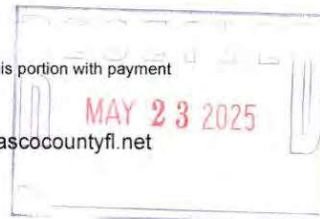
Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.



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Account #	1200785
Customer #	01530465
Balance Forward	0.00
Current Transactions	0.81

Total Balance Due	\$0.81
Due Date	6/6/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 06/06/2025.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2574 WIDEWATER WAY RECLAIM #2**

Bill Number: 22393922

Billing Date: 5/20/2025

Billing Period: 4/7/2025 to 5/6/2025

Account #	Customer #
1200710	01530465
Please use the 15-digit number below when making a payment through your bank	
120071001530465	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.

Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231300927	4/7/2025	6985	5/6/2025	7473	29	488

Usage History

Reclaimed

May 2025	488
April 2025	592
March 2025	0
February 2025	398
January 2025	612
December 2024	316
November 2024	210
October 2024	2
September 2024	109
August 2024	0

Transactions

Previous Bill	479.52
Payment 05/05/25	-479.52 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	488 Thousand Gals X \$0.81 395.28
Total Current Transactions	395.28
TOTAL BALANCE DUE	\$395.28



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Account # 1200710
Customer # 01530465

Balance Forward 0.00
Current Transactions 395.28

Total Balance Due \$395.28
Due Date 6/6/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 06/06/2025.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **34959 KIRCHER DR RECLAIM**

Bill Number: 22393919

Billing Date: 5/20/2025

Billing Period: 4/7/2025 to 5/6/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Account #	Customer #
1200660	01530465
Please use the 15-digit number below when making a payment through your bank	
120066001530465	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606774	4/7/2025	1158	5/6/2025	1240	29	82

Usage History

Reclaimed

May 2025	82
April 2025	99
March 2025	63
February 2025	63
January 2025	84
December 2024	91
November 2024	118
October 2024	176
September 2024	206
August 2024	0

Transactions

Previous Bill	80.19
Payment 05/05/25	-80.19 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	82 Thousand Gals X \$0.81 66.42
Total Current Transactions	66.42
TOTAL BALANCE DUE	\$66.42

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Account # 1200660
Customer # 01530465

Balance Forward 0.00
Current Transactions 66.42

Total Balance Due \$66.42
Due Date 6/6/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 06/06/2025.



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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2556 BIRNEY RUN RECLAIM**

Bill Number: 22393918

Billing Date: 5/20/2025

Billing Period: 4/7/2025 to 5/6/2025

Account #	Customer #
1200690	01530465
Please use the 15-digit number below when making a payment through your bank	
120069001530465	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231236043	4/7/2025	559	5/6/2025	581	29	22

Usage History

Reclaimed

May 2025	22
April 2025	0
March 2025	0
February 2025	18
January 2025	36
December 2024	40
November 2024	21
October 2024	23
September 2024	41
August 2024	63
July 2024	60
June 2024	43

Transactions

Current Transactions

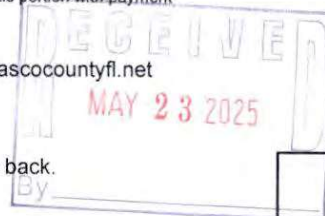
Reclaimed	
Reclaimed	22 Thousand Gals X \$0.81
	17.82
Total Current Transactions	17.82
TOTAL BALANCE DUE	\$17.82



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Account #	1200690
Customer #	01530465
Balance Forward	0.00
Current Transactions	17.82

Total Balance Due	\$17.82
Due Date	6/6/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 06/06/2025.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **34846 KIRCHER DR RECLAIM**

Bill Number: 22393917

Billing Date: 5/20/2025

Billing Period: 4/7/2025 to 5/6/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
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Account #	Customer #
1200655	01530465
Please use the 15-digit number below when making a payment through your bank	
120065501530465	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606784	4/7/2025	400	5/6/2025	406	29	6

Usage History

Reclaimed

May 2025	6
April 2025	6
March 2025	6
February 2025	20
January 2025	85
December 2024	86
November 2024	33
October 2024	48
September 2024	74
August 2024	40

Transactions

Previous Bill	4.86
Payment 05/05/25	-4.86 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	6 Thousand Gals X \$0.81 4.86
Total Current Transactions	4.86
TOTAL BALANCE DUE	\$4.86

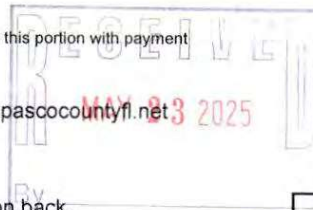
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Account # 1200655
Customer # 01530465
Balance Forward 0.00
Current Transactions 4.86

Total Balance Due \$4.86
Due Date 6/6/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 06/06/2025.

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Service Address: **34643 KIRCHER DR RECLAIM**

Bill Number: 22393916

Billing Date: 5/20/2025

Billing Period: 4/7/2025 to 5/6/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.

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Account #	Customer #
1200650	01530465
Please use the 15-digit number below when making a payment through your bank	
120065001530465	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231199315	4/7/2025	22	5/6/2025	24	29	2

Usage History

Reclaimed

May 2025	2
April 2025	2
March 2025	1
February 2025	0
January 2025	0
December 2024	0
November 2024	6
October 2024	5
September 2024	6
August 2024	1

Transactions

Previous Bill	1.62
Payment 05/05/25	-1.62 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	2 Thousand Gals X \$0.81
	1.62
Total Current Transactions	1.62
TOTAL BALANCE DUE	\$1.62

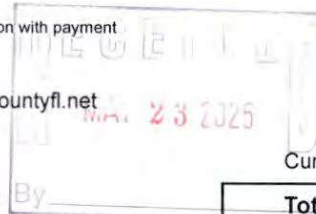
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Account # 1200650
Customer # 01530465

Balance Forward 0.00
Current Transactions 1.62

Total Balance Due \$1.62
Due Date 6/6/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 06/06/2025.

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Service Address: **35233 GRAVELLY DR RECLAIM**

Bill Number: 22393915

Billing Date: 5/20/2025

Billing Period: 4/7/2025 to 5/6/2025

Account #	Customer #
1200615	01530465
Please use the 15-digit number below when making a payment through your bank	
120061501530465	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606439	4/7/2025	622	5/6/2025	649	29	27

Usage History

Reclaimed

May 2025	27
April 2025	34
March 2025	23
February 2025	115
January 2025	111
December 2024	121
November 2024	128
October 2024	90
September 2024	0
August 2024	0

Transactions

Previous Bill	27.54
Payment 05/05/25	-27.54 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	27 Thousand Gals X \$0.81 21.87
Total Current Transactions	21.87
TOTAL BALANCE DUE	\$21.87

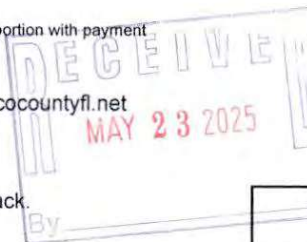
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Account # 1200615
Customer # 01530465

Balance Forward 0.00
Current Transactions 21.87

Total Balance Due \$21.87
Due Date 6/6/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 06/06/2025.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2008 LANIER ROAD RECLAIM**

Bill Number: 22393914

Billing Date: 5/20/2025

Billing Period: 4/7/2025 to 5/6/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.

Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	230718465	4/7/2025	879	5/6/2025	957	29	78

Usage History

Reclaimed

May 2025	78
April 2025	62
March 2025	47
February 2025	38
January 2025	59
December 2024	59
November 2024	123
October 2024	201
September 2024	170
August 2024	44
July 2024	0
June 2024	0

Transactions

Previous Bill	50.22
Payment 05/05/25	-50.22 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	78 Thousand Gals X \$0.81 63.18
Total Current Transactions	63.18
TOTAL BALANCE DUE	\$63.18

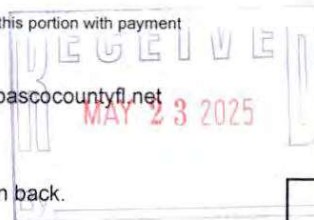
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Account # 1200560
Customer # 01530465
Balance Forward 0.00
Current Transactions 63.18

Total Balance Due \$63.18
Due Date 6/6/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 06/06/2025.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **35131 ACKLEY TRACE RECLAIM**

Bill Number: 22393913

Billing Date: 5/20/2025

Billing Period: 4/7/2025 to 5/6/2025

Account #	Customer #
1200555	01530465
Please use the 15-digit number below when making a payment through your bank	
120055501530465	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	230466791	4/7/2025	240	5/6/2025	251	29	11

Usage History

Reclaimed

May 2025	11
April 2025	12
March 2025	9
February 2025	9
January 2025	15
December 2024	13
November 2024	13
October 2024	16
September 2024	21
August 2024	19
July 2024	19
June 2024	15

Transactions

Previous Bill	9.72
Payment 05/05/25	-9.72 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	11 Thousand Gals X \$0.81 8.91
Total Current Transactions	8.91
TOTAL BALANCE DUE	\$8.91

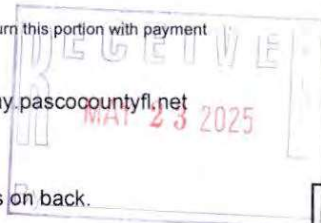
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Account # 1200555
Customer # 01530465
Balance Forward 0.00
Current Transactions 8.91

Total Balance Due \$8.91
Due Date 6/6/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 06/06/2025.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2471 CHILDERS WAY**

Bill Number: 22393912

Billing Date: 5/20/2025

Billing Period: 4/7/2025 to 5/6/2025

Account #	Customer #
1200545	01530465
Please use the 15-digit number below when making a payment through your bank	
120054501530465	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.

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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	221145061	4/7/2025	6598	5/6/2025	6896	29	298

Usage History

Reclaimed

May 2025	298
April 2025	251
March 2025	136
February 2025	185
January 2025	268
December 2024	194
November 2024	192
October 2024	198
September 2024	539
August 2024	226
July 2024	544
June 2024	269

Transactions

Previous Bill	203.31
Payment 05/05/25	-203.31 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	298 Thousand Gals X \$0.81 241.38
Total Current Transactions	241.38
TOTAL BALANCE DUE	\$241.38

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Account #	1200545
Customer #	01530465
Balance Forward	0.00
Current Transactions	241.38

Total Balance Due	\$241.38
Due Date	6/6/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 06/06/2025.

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TWO RIVERS NORTH CDD

Service Address: **1520 WEBBSTONE WAY**

Bill Number: 22394936

Billing Date: 5/20/2025

Billing Period: 4/7/2025 to 5/6/2025

Account #	Customer #
1255145	01547338
Please use the 15-digit number below when making a payment through your bank	
125514501547338	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579030	4/7/2025	2733	5/6/2025	2917	29	184

Usage History

Reclaimed

May 2025	184
April 2025	187
March 2025	502
February 2025	668
January 2025	713
December 2024	182

Transactions

Previous Bill	151.47
Payment 05/05/25	-151.47 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	184 Thousand Gals X \$0.81 149.04
Total Current Transactions	149.04
TOTAL BALANCE DUE	\$149.04

Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.



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☐ Check this box if entering change of mailing address on back.

Account # 1255145
Customer # 01547338
Balance Forward 0.00
Current Transactions 149.04

Total Balance Due \$149.04
Due Date 6/6/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 06/06/2025.

TWO RIVERS NORTH CDD
2005 PAN AM CIRCLE 300
TAMPA FL 33607

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

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